




2016-010327
Klamath County, Oregon
09/28/2016 03:52:00 PM
Fee: \$47.00

RECORDING REQUESTED BY:
 **Fidelity National Title**
Company of Oregon

4411 NE Sandy Blvd
Portland, OR 97213

GRANTOR'S NAME:
V Mortgage REO 1, LLC

GRANTEE'S NAME:
Dennis Lane McGowan

AFTER RECORDING RETURN TO:
Dennis Lane McGowan
15437 Green Wing Loop
Keno, OR 97627

SEND TAX STATEMENTS TO:
Dennis Lane McGowan
15437 Green Wing Loop
Keno, OR 97627

15437 Green Wing Loop, Keno, OR 97627

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

V Mortgage REO 1, LLC, Grantor, conveys and specially warrants to Dennis Lane McGowan, Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in Klamath County, Instrument No. , except as specifically set forth below:

Lot 9, Block 29, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance is One Hundred Fifty-Three Thousand And No/100 Dollars (\$153,000.00).

Subject to:

The 2016-2017 Taxes: A lien not yet due or payable.

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Keno Water Company.
(No inquiry has been made)

Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Grazing Patrol

Reservations as shown on the official plat of said land.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.830, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

SPECIAL WARRANTY DEED - STATUTORY FORM

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated 8/24/16; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

V Mortgage REO 1, LLC s/b/m to V Mortgage REO Corporation, by New Penn Financial, LLC dba Shellpoint Mortgage Servicing as attorney in fact

BY: [Signature]

ITS: AVP

State of SC
County of Greenville

This instrument was acknowledged before me on August 24th, 2016
by Shawn Garrison as AVP for New
Penn Financial, LLC dba Shellpoint Mortgage Servicing, attorney in fact for V Mortgage REO 1, LLC s/b/m to V
Mortgage REO Corporation

[Signature]
Notary Public - State of SC

