

2016-012588

Klamath County, Oregon



00195638201600125880030034

11/23/2016 03:43:56 PM

Fee: \$52.00

RECORDING REQUESTED BY:

Selene Finance LP
9990 Richmond Avenue, Suite 400 South
Houston, TX 77042

When Recorded Mail Document

and Tax Statement To:

Selene Finance LP
9990 Richmond Avenue, Suite 400 South
Houston, TX 77042

(Space Above for Recorder's Use)

STATUTORY WARRANTY DEED

State of Oregon

County of Clackamas

The Documentary Transfer Tax due is \$0
(computed on full value of Property described).

This Warranty Deed evidences a conveyance
resulting from a formal boundary line
adjustment.

SRMOF II 2012-1 Trust, U.S. Bank National Association, not in its individual capacity
by solely as Trustee, Grantor, hereby conveys and warrants to SRMOF II 2012-1 Trust, U.S.
Bank National Association, not in its individual capacity by solely as Trustee, Grantee, the
following described real property free and clear of encumbrances except as specifically set forth
below, situated in the County of Klamath, State of Oregon, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS
REFERENCE

The ACTUAL CONSIDERATION consists of or includes other property or other value
given or promised, which other property or value is either part or the whole consideration.

SUBJECT TO: 1. Taxes and assessments, not delinquent.

2. All other covenants, conditions restrictions, reservations, rights of way,
easements, encumbrances, liens and title matters of record or visible from
an inspection or survey of the Property.

ABC Legal
Returned at Counter

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 30.930, 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.

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed as of the 28th day of September, 2016.

SRMOF II 2012-1 Trust, U.S. Bank National Association, not in its individual capacity by solely as Trustee, By: Selene Finance LP as attorney in fact



Amy Gaffney, Supervisor

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

SS.

On this 28TH day of SEPTEMBER 2016, before me, the undersigned Notary Public, personally appeared AMY GAFFNEY personally known to me to be SUPERVISOR, of Selene Finance LP as attorney in fact for grantor, and acknowledge to me that she/he executed the same in her/ his authorized capacity and that by her/his signature on the instrument the person or the entity upon behalf of which the person acted, executed instrument.

Witness my hand and official seal.


Notary Public Signature

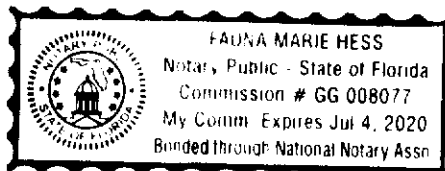


EXHIBIT A

**ADJUSTED TAX LOT 3000, MAP 23 10 35B
(LOT 46 AND PART OF LOT 47)
LEGAL DESCRIPTION**

LOT 46, BLOCK 1, "TRACT 1098-SPLIT RAIL RANCHOS" IN THE NW ¼ OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, **TOGETHER WITH** THE FOLLOWING DESCRIBED PART OF LOT 47, BLOCK 1, "TRACT 1098-SPLIT RAIL RANCHOS":

COMMENCING AT THE SOUTH CORNER COMMON TO LOTS 46 AND 47, SAID BLOCK 1; THENCE NORTH 47°53'15" EAST ALONG THE COMMON LINE OF SAID LOTS 46 AND 47, A DISTANCE OF 137.61 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID LINE AND RUNNING NORTH 30°27'17" EAST, A DISTANCE OF 50.72 FEET TO A POINT; THENCE NORTH 54°12'34" EAST, A DISTANCE OF 31.55 FEET TO A POINT; THENCE NORTH 70°01'32" EAST, A DISTANCE OF 31.11 FEET TO A POINT ON THE COMMON LINE OF SAID LOTS 46 AND 47; THENCE SOUTH 47°53'15" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 108.56 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 69,660 SQUARE FEET, MORE OR LESS.