

2016-012589

Klamath County, Oregon



00195639201600125890030031

11/23/2016 03:44:06 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.

Wanda Dornik, Grantor, hereby conveys and warrants to Wanda Dornik, 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.

Returned at Counter

ABC Legal

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.

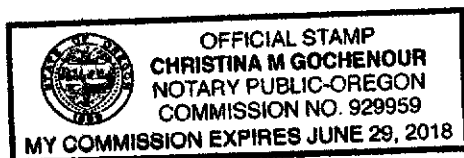
IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed as of the 24 day of October, 2016.

Wanda Dornik  
Wanda Dornik

STATE OF Oregon )  
 ) ss.  
County of Deschutes )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of October 2016, by Wanda Dornik.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Christina M. Gochenour  
Notary Public  
My commission expires: June 29, 2018

## **EXHIBIT A**

**ADJUSTED TAX LOT 3100, MAP 23 10 35B  
(PART OF LOT 47)  
LEGAL DESCRIPITON**

LOT 47, 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, **EXCEPT** THE FOLLOWING DESCRIBED PARCEL:

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 55,145 SQUARE FEET, MORE OR LESS.