



**2016-013564**

**Klamath County, Oregon**

**12/20/2016 03:06:01 PM**

**Fee: \$52.00**

After recording return to:

CAROL MAULDIN  
21766 Granada  
Cupertino CA 95014

Until a change is requested,  
all tax statements shall be sent  
to the following address:  
CAROL MAULDIN  
21766 Granada  
Cupertino CA 95014

## **STATUTORY SPECIAL WARRANTY DEED**

U.S. Bank, N.A., as Trustee of behalf of Manufactured Housing Contract Senior/Subordinate Pass Through Certificate Trust 2000-4 by Green Tree Servicing, LLC, Grantor, conveys and specially warrants to Carol Mauldin and Michael Mauldin as tenants by the entirety, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

**For APN/Parcel ID(s): R886330**

**For Tax Map ID(s): R-4008-00600-01302-000**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF KENO, COUNTY OF KLAMATH, STATE OF OREGON AND IS DESCRIBED AS FOLLOWS:

A parcel of land situated in Lot 4, Block 2, KENO WHISPERING PINES, in the County of Klamath, State of Oregon, and located in the NW1/4 SW1/4 of Section 6, township 40 South, Range 8 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a 1/2" iron rod marking the Northwest corner of said Lot 4 from which the Northwest corner of said NW1/4 SW1/4 bears North 00° 03' 59" West, 300.14 feet; thence South 00° 03' 59" East, 322.00 feet to a 1/2" iron rod marking the Southwest corner of said Lot 4; thence East on the South line of said Lot 4, 203.99 feet to a 5/8" iron rod; and the true point of beginning of the following described tract; thence continuing east along the South line of said Lot 4 a distance of 203.00 feet; thence North 00° 03' 59" West 322.00 feet to a point on the North line of said Lot 4; thence West along the North line of said lot 203.00 feet to the Northeast corner of that tract conveyed to John R. Duran by deed recorded in Book M-97 at page 244854, records of Klamath County, Oregon; thence South 00° 03' 59" East along the East line of said Duran Tract 322.00 feet to the true point of beginning.

Commonly known as 15555 Bear Valley Dr., Keno, OR 97627

This property is free of encumbrances, EXCEPT:

NONE

The true consideration for this conveyance is No Dollars And No/100 Dollars (\$0.00).

loan#45409898


Special Warranty Deed  
ORD1001.doc / Updated: 01.23.14

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

Dated this Dec 10th 2016.

U.S. Bank, N.A., as Trustee of behalf of Manufactured Housing Contract Senior/Subordinate Pass Through Certificate Trust 2000-4 by Green Tree Servicing, LLC

BY:   
Ditech Financial LLC, FKA Green Tree Servicing LLC, a Delaware Limited Liability Company, as Attorney in Fact.

Print Name: George Dumber

Title: Assistant Vice President

Date: 12/16/16

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Arizona )

County of Maricopa )

On Dec 16, 2016 before me, Cole Walker, a Notary Public in and for said State, personally appeared,

George Dummer, AWP, who proved to me the basis of satisfactory evidence to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

