

**2017-000592**

**Klamath County, Oregon**

01/20/2017 10:59:00 AM

Fee: \$52.00



After recording return to:  
KIM BENNETT  
33602 Sundance Cir  
Chiloquin, OR 97624

Until a change is requested,  
all tax statements shall be sent  
to the following address:  
KIM BENNETT  
33602 Sundance Cir  
Chiloquin, OR 97624

### **STATUTORY SPECIAL WARRANTY DEED**

U.S. Bank, N.A. as Trustee for manufactured housing contract senior/subordinate pass-through certificate trust 1999-2 by Green Tree Servicing LLC, Grantor, conveys and specially warrants to **KIM BENNETT** a single woman, 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): R236925**

**For Tax Map ID(s): R-3507-017CC-02000-000**

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

Lot 18, Block 28 of Tract 1113, Oregon Shores Unit 2, according to the official plat thereof on file in  
the office of the County Clerk, Klamath County, Oregon.

This property is free of encumbrances, EXCEPT:

NONE

The true consideration for this conveyance is Forty-Nine Thousand And No/100 Dollars (\$49,000.00).

Loan #: 45408078

Special Warranty Deed  
ORD1001.doc / Updated: 01.23.14

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PA--FSDT-07067.606013-160176333

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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 Jan 17, 2017.

U.S. Bank, N.A. as Trustee for manufactured housing contract senior/subordinate pass-through certificate trust 1999-2 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 Dumke

Title: Assistant Vice President

Loan #: 45408078

Special Warranty Deed  
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Date: 1/17/17

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 Jan 17, 2017 before me, Heidi McCarthy, a Notary Public in and for said State, personally appeared,

George Duml, Assistant Vice President, 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 Heidi McCarthy



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