



2017-001011  
Klamath County, Oregon  
01/31/2017 01:59:01 PM  
Fee: \$47.00

GRANTOR'S NAME:  
MTGLQ Investors, L.P.

GRANTEE'S NAME:  
Charles Anthony Morris, Jr. and Richell Kay Morris

AFTER RECORDING RETURN TO:  
Charles Anthony Morris, Jr. and Richell Kay Morris  
4458 Memorie Lane  
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:  
Charles Anthony Morris, Jr. and Richell Kay Morris  
4458 Memorie Lane  
Klamath Falls, OR 97603  
4458 Memorie Lane, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

MTGLQ Investors, L.P., Grantor, conveys and specially warrants to Charles Anthony Morris, Jr. and Richell Kay Morris, Husband and Wife, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

The Southeastly 36.7 feet of Lot 3 and the Northwestly 38.3 feet of Lot 4, Block 4, FIRST ADDITION TO TONATEE HOMES, 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 Ten Thousand Four Hundred And No/100 Dollars (\$110,400.00).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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 12/13/16; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

MTGLQ Investors, L.P., by New Penn Financial, LLC dba Shellpoint Mortgage Servicing, its Attorney in Fact

BY: Shawn Garnison

ITS: AVP

State of SC

County of Garnison  
This instrument was acknowledged before me on December 13, 2016  
by Shawn Garnison as

AVP for MTGLQ Investors, L.P., by New Penn Financial, LLC dba  
Shellpoint Mortgage Servicing, its Attorney in Fact

Notary Public - State of SC



**EXHIBIT "B"**  
Exceptions

**Subject to:**

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.  
Agreement for Exclusion from Klamath Irrigation District and Release of Water and Drainage Rights, including the terms and provisions thereof,  
Recorded: April 12, 1991  
Instrument No.: M91, page 6577

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath County Drainage Service District.

The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and pipeline easements in connection therewith. none as of the date of recording.

Building setback as shown on the official plat of said land.

Utility and ditch easement as shown on the official plat of said land.

Restrictions and easements as shown on the official plat of said land.

Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: October 5, 1959  
Instrument No.: Volume 316, page 326  
Amended by instrument,  
Recorded: September 9, 1961  
Instrument No.: Volume 332, page 660

Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts, which a correct survey would disclose.