

2017-001230

Klamath County, Oregon

02/07/2017 09:13:00 AM

Fee: \$57.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

*THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE*

AFTER RECORDING RETURN TO:

Selene Finance LP

9990 Richmond Avenue, Ste 400 South

Houston, TX 77042

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Quitclaim Deed

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Wanda Dornik

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

SRMOF II 2012-1 Trust, U.S. Bank National Association, not in its individual capacity by
solely as Trustee

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ _____ ☒ Other

5) SEND TAX STATEMENTS TO:

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE: ☐ FULL
(If applicable) ☐ PARTIAL

**7) The amount of the monetary
obligation imposed by the order
or warrant. ORS 205.125(1)(c)**

\$ _____

**8) If this instrument is being Re-Recorded, complete the following statement, in
accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____**

First American TO CORRECT _____
add legal description

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE
NUMBER 2016-012590."

2016-012590

Klamath County, Oregon



00195640201600125900020029

11/23/2016 03:44:20 PM

Fee: \$47.00

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)

QUIT CLAIM DEED

State of Oregon

County of Clackamas

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

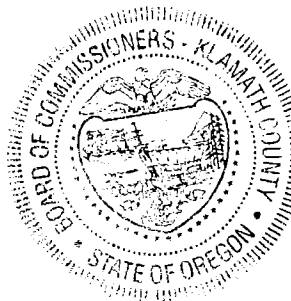
This Quit Claim Deed evidences a conveyance
resulting from a settlement of a disputed
interest in the land

Wanda Dornik, Grantor, hereby releases and quitclaims to SRMOF II 2012-1 Trust, U.S.
Bank National Association, not in its individual capacity by solely as Trustee, Grantee, all right,
title and interest in and to the following described real property Commonly known as (a portion
of) 145537 Post Court, La Pine, OR 97739 in the City of La Pine, 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.



STATE OF OREGON)

County of KLAMATH)

I CERTIFY that this is a true and correct
copy of a document in the possession
of the Klamath County Clerk.

Dated: Feb 10 2017
LINDA SMITH, Klamath County Clerk

By: Shirley F. Gardner, Deputy
Shirley F. Gardner

ABA 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.

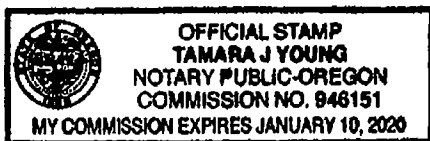
IN WITNESS WHEREOF, Grantor has caused this Quit Claim Deed to be executed as of the 14 day of September, 2016.

Wanda Dornik
Wanda Dornik

STATE OF Oregon)
) ss.
County of Deschutes)

The foregoing instrument was acknowledged before me this 14th day of Sept. 2016, by Wanda Dornik.

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



T Young
Notary Public
My commission expires: 1/10/2020

**EXCHANGE TRACT
LEGAL DESCRIPTION**

**A PART OF 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**

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.