

RECORD AND RETURN TO:
Mario Hanel and Amanda Hanel
15972 Westside Road
Lakeview, OR 97630

2017-002200
Klamath County, Oregon
03/01/2017 03:36:00 PM
Fee: \$52.00

File No. SFN-OR-518589-REO

Mail Tax Statements to:
Mario Hanel and Amanda Hanel
15972 Westside Road
Lakeview, OR 97630

This document prepared by:
Certified Document Solutions
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

STATUTORY SPECIAL WARRANTY DEED

SELENE FINANCE, LP of 9990 Richmond Avenue, Suite 400 South, Houston, TX 77042, Grantor, conveys and specially warrants to **MARIO HANEL AND AMANDA HANEL** of 15972 Westside Road Lakeview, OR 97630, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

Being all of the same Property conveyed to Grantor by virtue of a Sheriff's Deed recorded December 27, 2016 among the Official Property Records of Klamath County, Oregon as Instrument 2016-013776.

Account: Map & Tax Lot: R-3509-02400-00100-000 AND R251970

This property is free of encumbrances created or suffered by the Grantor, EXCEPT: None

The true consideration for this conveyance is \$61,000.00.

(Here comply with requirements of ORS 93.030.)

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 955, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Executed this 7 day of February, 2017.

Selene Finance, LP

By 

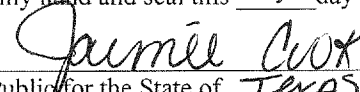
Print Name: Jan Blank

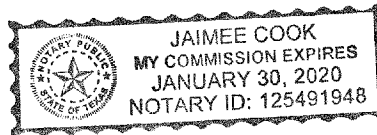
Title: Assistant Vice President

STATE OF TEXAS
COUNTY OF HARRIS

This instrument was subscribed and sworn before me on Feb 7, 2017, by
Jan Blank as Assistant Vice President (Title of Officer) of Selene Finance, LP, a
_____.

Witness my hand and seal this 7 day of Feb, 2017.


Notary Public for the State of TEXAS
My Commission Expires: 1/30/2020



No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

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

THE EASTERLY 330 FEET OF THAT PORTION OF THE NE 1/4 LYING NORTH OF THE SPRAUGE RIVER HIGHWAY, SECTION 24, TOWNSHIP 35 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.