

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

4411 NE Sandy Blvd
Portland, OR 97213

2017-002472

Klamath County, Oregon

03/08/2017 02:22:01 PM

Fee: \$47.00

GRANTOR'S NAME:

Wilmington Savings Fund Society, FSB, doing business as
Christiana Trust, not in its individual capacity, but solely as trustee
for BCAT 2015-13BTT

GRANTEE'S NAME:

Spencer J Bryant

AFTER RECORDING RETURN TO:

Spencer J Bryant
10065 Westbrook Drive
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Spencer J Bryant
10065 Westbrook Drive
Klamath Falls, OR 97603

10065 Westbrook Drive, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2015-13BTT, Grantor, conveys and specially warrants to Spencer J Bryant, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Unit 10065 of Tract 1379, Falcon Heights Condominium Stage 3, 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 Ninety-Two Thousand Nine Hundred And No/100 Dollars (\$92,900.00). Subject to:

The provisions contained in Deed,
Recorded: August 15, 1997,
Instrument No.: M97-26800
As follows: See deed for particulars.
Release of Easement, subject to terms and provisions thereof;
Recorded: March 3, 1998
Instrument No.: M98-7433

Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property,
Recorded: February 13, 1998
Instrument No.: M98, page 4721
Amendment to Bylaws, subject to the terms and provisions thereof;
Recorded: April 16, 1998
Instrument No.: M98, page 12596
Amendment to Bylaws, subject to the terms and provisions thereof;
Recorded: July 21, 1998
Instrument: M98, page 26603

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: February 13, 1998
Instrument No.: M98, page 4752
Supplemental Declaration submitting Stage 3 to Condominium Ownership, subject to the terms and provisions thereof;
Recorded: August 31, 2001
Instrument No.: M01, page 44761
Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Falcon Heights Condominium Association, Inc.

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,

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SPECIAL WARRANTY DEED - STATUTORY FORM

(continued)

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 Feb. 8, 2017; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2015-13BTT by Selene Finance LP as attorney in fact

BY: Joe Jaret

ITS: Assistant Vice President

State of TEXAS
County of HARRIS

This instrument was acknowledged before me on 2/8/2017 by
Joe Jaret as Assistant Vice President of

By: Selene Finance LP, as Attorney-in-Fact

Jaimee Cook
Notary Public - State of Oregon Texas

My Commission Expires: 1/30/2020

