

FIRST AMERICAN 2239912-SS



After recording return to:  
Christopher Haley  
145531 Post Court  
La Pine, OR 97739

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Christopher Haley  
145531 Post Court  
La Pine, OR 97739

File No.: 7072-2239912 (LLS)  
Date: January 26, 2017

THIS SPACE RESERVED FOR RECORD

2017-002562  
Klamath County, Oregon  
03/10/2017 12:31:01 PM  
Fee: \$57.00

### STATUTORY SPECIAL WARRANTY DEED

**SRMOF II 2012-1 Trust, By U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee, who acquired title as SRMOF II 2012-1 Trust, U.S. Bank National Association, not in its individual capacity by solely as Trustee, Grantor, conveys and specially warrants to Christopher Haley, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:**

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**This property is free from liens and encumbrances, EXCEPT:**

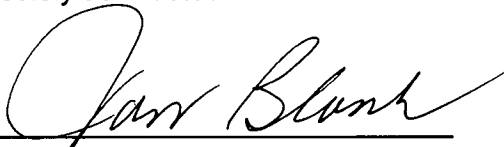
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$190,000.00**. (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 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 2 day of February, 2017.

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

By: 

Name: Selene Finance LP  
Title: attorney in fact

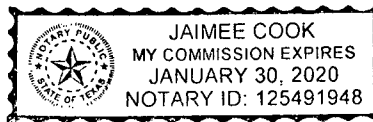
Jan Blank  
Assistant Vice President

STATE OF Texas )  
 )ss.  
County of Harris )

This instrument was acknowledged before me on this 2 day of Feb, 2017  
by Jan Blank as Assistant Vice President of Selene Finance as  
attorney in fact for U.S. Bank Trust National Association, not in its individual capacity but solely as  
Trustee for SRMOF II 2012-1 Trust .

Jaimee LK

Notary Public for HARRIS, TX  
My commission expires: 1/30/2020



**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 46 in Block 1 of Tract 1098-Split Rail Ranchos, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**Together with part of Lot 47, Block 1, Tract 1098-Split Rail Ranchos, more particularly described as follows:**

**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.**