

Amey Title
MTC 88658 AM

2017-005740

Klamath County, Oregon

05/25/2017 02:33:00 PM

Fee: \$52.00

File No. 17-74594

Grantor
NR2 REO V-2 Corp 5861 Pine Ave, Suite B-8 Chino Hills, CA 91709
Grantee
Gerald A. Massini 8950 Booth Road Klamath Falls, OR 97603
After recording return to
Gerald A. Massini 8950 Booth Road Klamath Falls, OR 97603
Until requested, all tax statements shall be sent to
Gerald A. Massini 8950 Booth Road Klamath Falls, OR 97603 Tax Acct No(s): R553911

Reserved for Recorder's Use

STATUTORY SPECIAL WARRANTY DEED

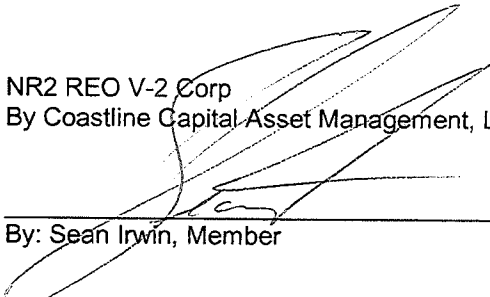
NR2 REO V-2 Corp, Grantor, conveys and specially warrants to Gerald A. Massini, Grantee, the real property described in the attached Exhibit A, free of encumbrances created or suffered by the Grantor.

The true consideration for this conveyance is \$100,000.00. (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.


Executed this 22 day of May, 2017.

NR2 REO V-2 Corp
By Coastline Capital Asset Management, LLC, Attorney-In-Fact


By: Sean Irwin, Member

~~STATE OF OREGON~~ CALIFORNIA
COUNTY OF SAN BERNARDINO

This instrument was acknowledged before me this 22 day of May, 2017 by Sean Irwin, as Manager, Coastline Capital Asset Management, LLC, as attorney in fact for NR2 REO V-2 Corp, on behalf of the company.


Notary Public for ~~Oregon~~ CALIFORNIA
My Commission Expires June 18, 2018

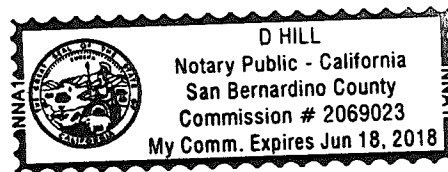


EXHIBIT "A"
LEGAL DESCRIPTION

The East 2 feet of Lot 19 and the West 68 feet of Lot 20 of SUNRISE PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.