

AmeriTitle  
MTC/6 1530AM

2017-010155  
Klamath County, Oregon  
09/07/2017 03:55:00 PM  
Fee: \$52.00



After recording return to:  
Sean L. Callahan and Amber G.  
Callahan  
2020 Sargent Avenue  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Sean L. Callahan and Amber G.  
Callahan  
2020 Sargent Avenue  
Klamath Falls, OR 97601

File No.: 7191-2833150 (TS)  
Date: August 05, 2017

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY SPECIAL WARRANTY DEED

**Wilmington Savings Fund Society, FSB, as Trustee of Upland Mortgage Loan Trust A, Grantor,** conveys and specially warrants to **Sean L. Callahan and Amber G. Callahan as tenants by the entirety, Grantee,** the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

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

**Lots 7 and 8, Block 16, Second Addition to Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**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.
2. The **2017-2018** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$102,987.00.** (Here comply with requirements of ORS 93.030)

APN:

Statutory Special Warranty Deed  
- continued

File No.: 7191-2833150 (TS)  
Date: 08/05/2017

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 06 day of September, 2017.

Wilmington Savings Fund Society, FSB, as  
Trustee of Upland Mortgage Loan Trust A

By: Carrington Mortgage Services, LLC as  
Attorney In Fact

By: [Signature]  
Name: Tom Clark, SVP of Default  
Title: for Carrington Mortgage Services, LLC, Attorney in Fact

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_ as \_\_\_\_\_ of Carrington Mortgage Services, LLC, as  
Attorney In Fact, on behalf of the Wilmington Savings Fund Society, FSB, as Trustee of Upland Mortgage  
Loan Trust A.

Notary Public for \_\_\_\_\_  
My commission expires: \_\_\_\_\_

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

On September 6, 2017 before me, LeeAnn Axcell Notary Public  
(insert name and title of the officer)

personally appeared Tom Croft,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature LeeAnn Axcell (Seal)

