



2017-013530
Klamath County, Oregon
11/22/2017 03:51:26 PM
Fee: \$52.00

RECORD AND RETURN TO:
Rabbit Rock Properties, LLC
175 Wightman St.
Ashland, OR 97520
File No. SPU-PH-670184-REO

Mail Tax Statements to:
Rabbit Rock Properties, LLC
175 Wightman St.
Ashland, OR 97520

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

STATUTORY SPECIAL WARRANTY DEED

WINSTED II REO, LLC of 321 Research Parkway, Suite 303, Meriden, CT 06450, Grantor, conveys and specially warrants to **RABBIT ROCK PROPERTIES, LLC, AN OREGON LIMITED LIABILITY COMPANY**, of 175 Wightman St., Ashland, OR 97520, 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 March 30, 2017 among the Official Property Records of Klamath County, Oregon as Instrument 2017-003328.

Account: Map & Tax Lot: R368587

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

The true consideration for this conveyance is **\$86,000.00**.

(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 15 day of November, 2017.

WINSTED II REO, LLC

BY: PLANET HOME LENDING, LLC, AS ATTORNEY IN FACT

By [Signature]
Print Name: Jahuna Woods
Title: SVP

STATE OF NY
COUNTY OF Monroe

This instrument was subscribed and sworn before me on Nov 16, 2017, by
Jahuna Woods as Sevice Pres (Title of Signor) of PLANET HOME
LENDING, LLC, AS ATTORNEY IN FACT for WINSTED II REO, LLC, a _____.

Witness my hand and seal this 16 day of Nov, 2017.

[Signature]
Notary Public for the State of _____
My Commission Expires: _____

CARIE SCIABICA
Notary Public - State of New York
No. 01SC4970224
Qualified in Monroe County
Commission Expires 8/6/18

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 SOUTHEASTERLY ONE-HALF OF LOTS 1 AND 2 IN BLOCK 19 AND LOT 8 IN BLOCK 19, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.