

2018-000125

Klamath County, Oregon

01/03/2018 02:54:01 PM

Fee: \$47.00

Prepared by and After Recording Return to:
Continental Real Estate Services
9362 Dielman Industrial Drive
St. Louis, MO 63132

**UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:**

Richard A. Walters
1035 Mitchell Street
Klamath Falls, Oregon 97601

OREGON SPECIAL WARRANTY DEED

MTGLQ Investors, LP ("Grantor") conveys and specially warrants to Richard A. Walters and Elaine T. Walters ("Grantee") the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

The S1/2 of Lots 730 and 731, Block 129, MILLS 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.

The true consideration for this conveyance is \$ 50,000.00.

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. 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 197.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

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IN WITNESS WHEREOF, the said Grantor has executed this instrument as the 18th day of December, 20 17.

MTGLQ Investors, LP

By: Rushmore Loan Management Services, LLC, its Attorney-in-Fact

By: Susily

Print Name: Susan Christy
Assistant Vice President

Its: _____

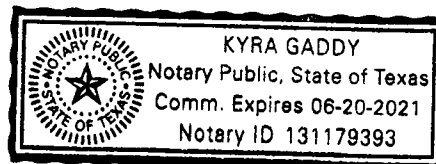
STATE of TEXAS)
) ss.
COUNTY of DALLAS)

On this 18th day of Dec, 20 17, before me Kyra Gaddy appeared Susan Christy to me personally known, who, being by me duly sworn, did say that he/she is the AVP (title) of Rushmore Loan Management Services, LLC, a Delaware Limited Liability Company, Attorney-In-Fact for MTGLQ Investors, LP and did say that he/she is the authorized person of Rushmore Loan Management Services, LLC, a Delaware Limited Liability Company, and that said instrument was signed on behalf of said limited liability company, by authority of its Members/Managers and said AVP acknowledged said instrument to be the free act and deed of said limited liability company.

In Testimony whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first written above.

Kyra Gaddy
Notary Public

My Commission Expires: 6/20/2021



(Notary seal)