



RECORDING REQUESTED BY:
AmeriTitle

2018-001533
Klamath County, Oregon
02/07/2018 01:34:01 PM
Fee: \$52.00

AND WHEN RECORDED MAIL TO:
Until a change is requested,
all tax statements shall be sent
to the following address:

Natalee Jeffrey
1155 Bly Mountain Cutoff Rd.
Bonanza, OR 97623

Escrow No.: **OR-1144-YC**
Tax ID: **R603449**

This area reserved for County Recorder

SPECIAL WARRANTY DEED

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, Grantor, conveys and specially warrants to **Natalee Jeffrey**, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

The following real property situated in **Klamath County, Oregon**:

See attached Exhibit "A"

Property commonly known as: **1155 Bly Mountain Cutoff Road, Bonanza, OR 97623**

This property is free of all encumbrances created, **EXCEPT: Exceptions to the covenants described in ORS 93.855(2)**

The true consideration for this conveyance is **\$ 35,000.00**

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

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: 1/30/2018

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

By: *[Signature]* Patrick Joyce
Its Authorized Signatory AWP

State of FL
County of Miami-Dade

On Jan 31 2018 before me, Julieth Salvatierra, Notary Public,
personally appeared Patrick Joyce as an AWP for
Bayview Loan Servicing LLC 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 FL that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *[Signature]* (Seal)

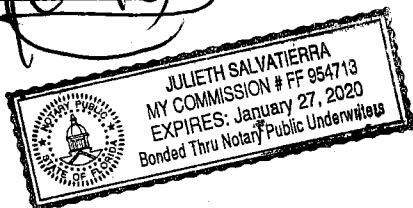


EXHIBIT "A"
LEGAL DESCRIPTION

That portion of land located in the East 600 feet of Government Lot 1, Section 3, Township 39 South, Range 11 East, Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point which is located South 89° 44' 24" West 600 feet and North 0° 17' 27" West 60.00 feet from the N1/16 corner of Sections 2 and 3; thence North 38° 39' 49" East 768.44 feet; thence North 33° 27' 06" East 135.54 feet; thence North 31° 39' 37" West 136.37 feet; thence North 49° 06' 11" West 234.68 feet more or less to the east right of way line of the Bonanza-Bly Mountain Cut-Off Road; thence Southerly on said East right of way line, on a 439.26 ft. radius curve right, the long chord of which is 136.94 ft; thence South 45° 17' 59" West 178.20 feet; thence on a 686.20 ft. radius curve left the long chord of which is 162.56 ; thence leaving said east right of way line, South 0° 17' 27" East 620.21 feet, more or less to the point of beginning.

That portion of Lot 1 in Section 3, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, which lies Easterly of the Market Road extending from Bonanza to Lakeview Junction and Westerly of property heretofore conveyed to Town of Bonanza, by Deed dated April 25, 1947, said property so conveyed to Town of Bonanza being further described as being the Easterly 600 feet of said Lot 1 of said Section 3, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.