



THIS SPACE RESERVED FOR R

2018-001754
Klamath County, Oregon
02/14/2018 10:28:00 AM
Fee: \$47.00

After recording return to:

Austin Folnagy

PO Box 1239

Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

Austin Folnagy

PO Box 1239

Klamath Falls, OR 97601

File No. 199912AM

SPECIAL WARRANTY DEED

**US Bank National Association, as Trustee for the Holders of The Banc of America Funding Corporation
2008-FT1 Trust, Mortgage Pass Through Certificates, Series 2008-FT1,**

Grantor(s) hereby conveys and specially warrants to

Austin Folnagy,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or
suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to
wit:

**The Southwesterly 53 feet of Lots 13 and 14, Block 21, INDUSTRIAL ADDITION TO THE CITY OF
KLAMATH FALLS OREGON, according to the official plat thereof on file in the office of the County
Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3809-033AB-09100-000

R417999

The true and actual consideration for this conveyance is \$39,000.00.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as
of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and
demands of all persons claiming by, through, or under the grantor except those claiming under the above described
encumbrances.

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 13th day of February 2018

Jeannine Hanson

Assistant Secretary

Jeannine Hanson

By: Nationstar Mortgage, LLC d/b/a Mr. Cooper as Attorney in Fact for US Bank National Association, as Trustee for the Holders of The Banc of America Funding Corporation 2008-FT1 Trust, Mortgage Pass Through Certificates, Series 2008-FT1

State of Colorado } ss.
County of Douglas }

On this 13th day of February, 2018, before me, Dannille Chapman a Notary Public in and for said state, personally appeared Jeannine Hanson known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of US Bank National Association, as Trustee for the Holders of The Banc of America Funding Corporation 2008-FT1 Trust, Mortgage Pass Through Certificates, Series 2008-FT1, and acknowledged to me that he/she/they subscribed the name of US Bank National Association, as Trustee for the Holders of The Banc of America Funding Corporation 2008-FT1 Trust, Mortgage Pass Through Certificates, Series 2008-FT1 as principal and his/her own name as Attorney-in-fact.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Dannille Chapman
Notary Public for the State of Colorado
Residing at: Adams County
Commission Expires: 7-18-2020

