


2/19/2018 AM

2018-002207
Klamath County, Oregon
02/27/2018 11:02:01 AM
Fee: \$52.00

After Recording Return To:
BRENT THOMAS
2730 Heritage Court, Klamath Falls, OR 97603

Grantee(s) Tax-Mailing Address:
2730 Heritage Court, Klamath Falls, OR 97603

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
R-3809-035CC-00600-000

SPECIAL/LIMITED WARRANTY DEED

SELENE FINANCE LP, whose mailing address is **9990 Richmond Ave., Ste 400S, Houston, TX 77042**, hereinafter grantor, for \$59,760.00 (Fifty Nine Thousand Seven Hundred Sixty Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **BRENT THOMAS**, hereinafter grantee, whose tax mailing address is **2730 Heritage Court, Klamath Falls, OR 97603**, the following real property:

PARCEL 1 Lot 7 of **EMPIRE TRACTS**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. **PARCEL 2** The E1/2 of Lot 6 of **EMPIRE TRACTS**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property Address is: **4315 Frieda Ave., Klamath Falls, OR 97603**

Prior instrument reference: **017-013243**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Executed by the undersigned on 15th February, 2018:

SELENE FINANCE LP

By: Elnara McDowell

Its: Elnara McDowell Vice President

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me on 15th February, 2018 by Elnara McDowell its Vice President on behalf of SELENE FINANCE LP who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Oregon Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

