

RECORDING REQUESTED BY:  
 **Fidelity National Title**  
Company of Oregon

4411 NE Sandy Blvd  
Portland, OR 97213

**GRANTOR'S NAME:**  
**MTGLQ Investors, L.P.**

**GRANTEE'S NAME:**  
Scott McLaughlin and Erin McLaughlin

**AFTER RECORDING RETURN TO:**  
Scott McLaughlin and Erin McLaughlin  
2805 Sierra Heights  
Klamath Falls, OR 97603

**SEND TAX STATEMENTS TO:**  
Scott McLaughlin and Erin McLaughlin  
2805 Sierra Heights  
Klamath Falls, OR 97603

2805 Sierra Heights, Klamath Falls, OR 97603

**2018-002646**  
**Klamath County, Oregon**  
03/09/2018 03:20:01 PM  
Fee: \$47.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

**MTGLQ Investors, L.P.**, Grantor, conveys and specially warrants to **Scott McLaughlin and Erin McLaughlin, Husband and wife**, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Lot 6, Tract 1383 – Sierra Heights, 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 Two Hundred Fifty Thousand And No/100 Dollars **(\$250,000.00)**.

**Subject to:**

Special Assessment disclosed by the Klamath tax rolls:

For: Klamath County Drainage Service District, none as of date of recording.

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District, none as of date of recording.

The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and pipeline easements in connection therewith, none as of date of recording.

The provisions contained in Deed,  
Recorded: January 2, 1947,  
Instrument No.: 200, page 327.  
As follows: see deed for the provisions .

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Sierra Developments LLC, an Oregon limited liability company  
Recorded: July 11, 2001  
Instrument No.: M01, page 33615

Improvement Contract Agreement and Assurance of Performance, including the terms and provisions thereof,

Recorded: July 21, 2004  
Instrument No.: M04, page 47698

Maintenance/Storm Water Detention Pond Agreement, including the terms and provisions thereof,

Recorded: July 30, 2004  
Instrument No.: M04, page 49827

Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: August 12, 2004  
Instrument No.: M04, page 52887

Amended 177596AM

**SPECIAL WARRANTY DEED - STATUTORY FORM**

(continued)

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Laurelhurst Park Improvement District.

Restrictions as shown on the official plat of said land.

Memorandum of Annexation Agreement, including the terms and provisions thereof,

Recorded: January 11, 2005

Instrument No.: M05, page 02077

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated MAR 02 2018; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

MTGLQ Investors, L.P., by Selene Finance LP, as attorney in fact

BY: [Signature]

ITS: Brandee Conrad  
State of Texas Vice President  
County of Harris

This instrument was acknowledged before me on MAR 02 2018 by  
Brandee Conrad as Vice President of  
Selene Finance LP as Attorney-in-Fact

[Signature]  
Notary Public - State of Texas

My Commission Expires: 3/10/2022

My Commission Expires: FEB 13 2021

