

RECORDING REQUESTED BY:  
 **Fidelity National Title**  
Company of Oregon  
4411 NE Sandy Blvd  
Portland, OR 97213

2018-002773  
Klamath County, Oregon  
03/13/2018 03:30:01 PM  
Fee: \$52.00

**GRANTOR'S NAME:**  
Wilmington Savings Fund Society, FSB, d/b/a Christiana  
Trust, not individually but as trustee for Pretium  
Mortgage Acquisition Trust

**GRANTEE'S NAME:**  
Dana Fransen and Jacki Fransen

**AFTER RECORDING RETURN TO:**  
Dana Fransen and Jacki Fransen  
3017 Caroline Street  
Klamath Falls, OR 97603

**SEND TAX STATEMENTS TO:**  
Dana Fransen and Jacki Fransen  
3017 Caroline Street  
Klamath Falls, OR 97603

3017 Caroline Street, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, Grantor, conveys and specially warrants to Dana Fransen and Jacki Fransen, 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 13 in Block 2, Tract No. 1063, Third Addition to Valley View, 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 One Hundred Thirty-Five Thousand And No/100 Dollars (\$135,000.00).

**Subject to:**

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.

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

Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath County Drainage

Restrictions as shown on the official plat of said land.

Building Setback as shown on the official plat of said land.

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: April 7, 1970  
Instrument No.: M70, page 2696  
Amended by instrument,  
Recorded: September 28, 1972  
Instrument No.: M72, page 11040

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

Return To: AmeriTitle 1688600am

**SPECIAL WARRANTY DEED - STATUTORY FORM**

(continued)

**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 3/06/18; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust

By: ALTA RESIDENTIAL SOLUTIONS, LLC,  
AS ATTORNEY-IN-FACT

By: [Signature]  
Name: LAURA FERRIS  
Title: AUTHORIZED PERSON

STATE OF Utah )  
)-ss.  
COUNTY OF Salt Lake )

On this 6th day of March, 2018 before me personally appeared Laura Ferris, Authorized Person of ALTA RESIDENTIAL SOLUTIONS, LLC, who executed the within instrument as Attorney-in-fact for Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked.

Given under my hand and official seal the day and year last above written.

Dated: 3/06/18

[Signature]  
Print Name: Shalyce Brown  
Notary Public in the State of Utah  
Residing at: SALT LAKE  
MY COMMISSION EXPIRES: 2/15/2022

