

AmeriTitle
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2018-002967
Klamath County, Oregon
03/19/2018 03:48:01 PM
Fee: \$52.00

Grantor
Wilmington Trust, National Association,
not in its individual capacity, but solely as
Trustee for VM Trust Series 1, a
Delaware Statutory Trust, its successors
in interest and/or assigns
P.O. Box 2741, Seal Beach, CA 90740

Grantee
Andrew E. Pope and Stephanie E. Pope
240 Hillside Ave., Klamath Falls, OR
97601

After Recording Return To:
BCHH, Inc., 108 Montour Run Road,
Coraopolis, PA 15108

Send Tax Statements To:
Andrew E. Pope and Stephanie E. Pope
240 Hillside Ave., Klamath Falls, OR
97601

SPECIAL WARRANTY DEED

STATE OF OREGON

COUNTY OF KLAMATH

THIS SPECIAL WARRANTY DEED is dated this 8 day of March, 2018, and is made between Wilmington Trust, National Association, not in its individual capacity, but solely as Trustee for VM Trust Series 1, a Delaware Statutory Trust, its successors in interest and/or assigns, whose address is P.O. Box 2741, Seal Beach, CA 90740, ("Grantor(s)") and Andrew E. Pope and Stephanie E. Pope, whose address is 240 Hillside Ave., Klamath Falls, OR 97601 ("Grantee(s)").

WITNESSETH, that Grantor, for and in true consideration of the sum of Two Hundred Thirty Thousand One Hundred and 00/100 Dollars (\$230,100.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and specially warrants to Grantee the following described real property free encumbrances created or suffered by the Grantor, except as specifically set forth herein, located in Klamath County, State of Oregon, described as follows:

LOT 78 IN TRACT 1438, 8TH ADDITION TO NORTH HILLS - PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

Being the same property conveyed to Grantor by instrument recorded on 2/28/2018 at Instrument Number 2018-002288 in the records of Klamath County, Oregon.

Also known by street and number as: 881 W. View Drive, Klamath Falls, OR 97603. This address is provided for informational purposes only.

SUBJECT TO all easements, rights-of-ways, covenants, restrictions, public roads of record, and taxes and assessments not yet due and payable.

TO HAVE AND TO HOLD the said tract of land, with all the rights, members, and appurtenances thereof, so that neither Grantor nor any other person claiming under him or her shall at any time claim or demand any right, title, or interest to the said tract of land or its appurtenances.

Grantee(s), by acceptance of this Deed, acknowledges that Grantor or its predecessor in interest acquired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor or its predecessor in interest.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

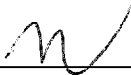
[Signature Page Follows]

File Number 17053656-AMIP

GRANTOR:

Wilmington Trust, National Association, not in its individual capacity, but solely as Trustee for VM Trust Series 1, a Delaware Statutory Trust, its successors in interest and/or assigns

By: American Mortgage Investment Partners Management, LLC, as Administrator


By: Ron McMahan

Its: Chief Executive Officer

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California) SS

County of Orange)

On March 8, 2018, 2018, before me, a Notary Public, personally appeared Ron McMahan, the Chief Executive Officer of Wilmington Trust, National Association, not in its individual capacity, but solely as Trustee for VM Trust Series 1, a Delaware Statutory Trust, its successors in interest and/or assigns, 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 California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature:  (Seal)

