

2018-005382

Klamath County, Oregon

05/01/2018 09:32:02 AM

Fee: \$52.00

Grantor Name and Address:

WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY BUT AS
TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST
120 SOUTH 6TH STREET, SUITE 2100
MINNEAPOLIS, MN 55402

Grantee Name and Address:

JOHN TURNAGE
SARAH TURNAGE
11845 CROSSBILL DRIVE
KLAMATH FALLS, OR 97601

After recording, return to:

LAKEHTA WHITE
OS NATIONAL, LLC
2170 SATELLITE BOULEVARD, SUITE
200
DULUTH, GA 30097
FILE NO. 116607-2

Until requested otherwise, send all tax statements to:

JOHN TURNAGE
SARAH TURNAGE
11845 CROSSBILL DRIVE
KLAMATH FALLS, OR 97601

SPECIAL WARRANTY DEED

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, whose address is 120 South 6th Street, Suite 2100, Minneapolis, MN 55402 (referred to herein as "Grantor"), hereby conveys and specially warrants to JOHN TURNAGE and SARAH TURNAGE, husband and wife, as joint tenants with right of survivorship, whose address is 11845 Crossbill Drive, Klamath Falls, OR 97601 (referred to herein as "Grantee"), all of Grantor's interest in and to the following described real property located in Klamath County, Oregon, free of liens and encumbrances created or suffered by the Grantor except as specifically set forth herein:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property street address: 5445 Valleywood Drive, Klamath Falls, OR 97603

EXCEPTIONS of record on file with the County of Klamath, Oregon.

The true consideration for this conveyance is: \$109,900.00

Dated: April 24, 2018

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.

GRANTOR:

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]
Printed Name: PORY HYDE
Title: Authorized Person

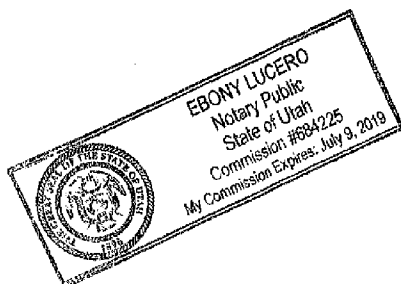
[Signature]
Witness Printed Name: Sandra Wane

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

On this 24 day of April 2019 before me personally appeared PORY HYDE, 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: 4/24/2019



[Signature]
Print Name: EBONY LUCERO
Notary Public in the State of Utah
Residing at: Salt Lake
MY COMMISSION
EXPIRES: 7/9/19

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

LOT 14 IN BLOCK 13, TRACT 1064 - FIRST ADDITION TO GATEWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Parcel ID: R574471 AND R-3909-014CA-06400-000

Commonly known as 5445 Valleywood Drive, Klamath Falls, OR 97603
However, by showing this address no additional coverage is provided