

AmeriTitle
MTC 190412 AM



After recording return to:
Jon Fuller and Casey Fuller
7612 Jacks Way
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Jon Fuller and Casey Fuller
7612 Jacks Way
Klamath Falls, OR 97603

File No.: 11100062d (RB)
Date: May 9, 2018

THIS SPACE RESERVED FOR RECORDER'S USE

2018-006363

Klamath County, Oregon

05/24/2018 11:35:00 AM

Fee: \$62.00

STATUTORY SPECIAL WARRANTY DEED

Wilmington Savings Fund Society, FSB, as trustee of Upland Mortgage Loan Trust A, Grantor,
conveys and specially warrants to **Jon Fuller and Casey Fuller as tenants by the entirety**, Grantee,
the following described real property free of liens and encumbrances created or suffered by the Grantor,
except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1:

**A tract of land situated in the SW 1/4 NW 1/4 of Section 18, Township 39 South, Range 10
East of the Willamette Meridian, more particularly described as follows:**

The True consideration for this conveyance is
\$170,000.00

Beginning at a 5/8 inch iron pin on the East right of way line of State Highway No. 39 (Klamath Falls-Merrill Highway), said point being located South a distance of 1326.66 feet and East a distance of 29.61 feet from the bolt purportedly marking the Southwest corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, as set and shown by record of Survey No. 1018 filed in the office of the Klamath County Surveyor, said beginning point also being North a distance of 3989.91 feet and East a distance of 9.80 feet from the iron pin marking the Southwest corner of Section 18, Township 39 South, Range 10 East of the Willamette Meridian; thence North 89°47'40" East along the Westerly extension of an old existing fence line and along said fence line 1001.20 feet; thence South 293.25 feet; thence North 70°49'32" East 102.63 feet to a point on the arc of a 50-foot radius curve; thence Southeasterly along the arc of said curve (central angle=102°21'44") 90.25 feet; thence South 31°36'12" East 104.55 feet; thence South 65°48'00" West 10.00 feet; thence South 24°12'00" East 180.00 feet; thence South 65°48'00" West 91.43 feet to the beginning of a curve; thence along the arc of said curve to the left (central angle = 42°41'30" and radius = 135.77 feet) 101.16 feet; thence South 23°06'30" West 74.72 feet; thence along the arc of a curve to the right (central angle=113°45'00" and radius = 100 feet) 193.53 feet; thence North 43°08'30" West 265.00 feet to the true point of beginning of this description; thence continuing North 43°08'30" W. 74.64 feet; thence North 65°09'30" W. 116.01 feet; thence North 00°16'00" W. 25.21 feet; thence North 89°47'40" East 102.35 feet; thence along the arc of a curve to the right (central angle = 30°30'05" and radius = 220.00 feet) 117.12 feet; thence South 30°17'45" W. 114.36 feet to the true point of beginning of this description.

TOGETHER WITH a perpetual and non-exclusive easement for access to and egress from the above described property, as disclosed by deed recorded May 2, 1979 in Volume M79 page 10005, Deed records of Klamath County, Oregon.

Parcel 2:

A tract of land situated in SW 1/4 NW 1/4, Section 18, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the East right of way line of State Highway No. 39 (Klamath Falls-Merrill Highway), said point being located South a distance of 1326.66 feet and East a distance of 29.61 feet from the bolt purportedly marking the Southwest corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, as set and shown by record of Survey No. 1018 filed in the office of the Klamath County Surveyor, said beginning point also being North a distance of 3989.91 feet and East a distance of 9.80 feet from the iron pin marking the Southwest corner of Section 18, Township 39 South, Range 10 East of the Willamette Meridian; thence North 89°47'40" East along the Westerly extension of an old existing fence line and along said fence line 1001.20 feet; thence South 293.25 feet; thence North 70°49'32" East 102.63 feet to a point on the arc of a 50-foot radius curve; thence Southeasterly along the arc of said curve (central angle=102°21'44") 90.25 feet; thence South 31°36'12" East 104.55 feet; thence South 65°48'00" W. 10.00 feet; thence South 24°12'00" E. 180.00 feet; thence South 65°48'00" W. 91.43 feet to the beginning of a curve; thence along the arc of said curve to the left (central angle = 42°41'30" and radius = 135.77 feet) 101.16 feet; thence South 23°06'30" West 74.72 feet; thence along the arc of a

curve to the right (central angle = $113^{\circ}45'00''$ and radius = 100 feet) 198.53 feet; thence North $43^{\circ}08'30''$ W. 185.00 feet to the true point of beginning of this description; thence North $46^{\circ}51'30''$ East 118.75 feet; thence North $43^{\circ}08'30''$ W. 49.88 feet; thence on the arc of a curve to the left (central angle = $16^{\circ}33'45''$ and radius = 220 feet) 63.60 feet; thence South $30^{\circ}17'45''$ West 114.36 feet; thence South $43^{\circ}08'30''$ E. 80.00 feet to the true point of beginning of this description.

TOGETHER WITH a perpetual and non-exclusive easement for accses to and egress from the above-described property, as disclosed by deed recorded April 3, 1979 in Volume M79 page 7265, Deed records of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$170,000.00**. (Here comply with requirements of ORS 93.030)

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.

Wilmington Savings Fund Society, FSB, as
trustee of Upland Mortgage Loan Trust A

By: Carrington Mortgage Services, LLC,
as Attorney in Fact

By: _____

MAY 09 2018

Name: Scott Hazen

Title: REO Manager

Carrington Mortgage Services, LLC, Attorney in Fact

ACKNOWLEDGMENT

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
County of Orange)

On May 9, 2018 before me, Nancy E. Santillan - Notary Public
(insert name and title of the officer)

personally appeared Scott Hazen,
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)

