



MTC 230560 AM

RECORDING REQUESTED BY:



Fidelity National Title

Company of Oregon

717 NE Holladay St.
Portland, OR 97232

2018-007683

Klamath County, Oregon

06/26/2018 02:24:01 PM

Fee: \$92.00

GRANTOR'S NAME:

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely in its capacity as Owner Trustee of Matawin Ventures Trust Series 2016-02

GRANTEE'S NAME:

Gerald Allen Mathis

AFTER RECORDING RETURN TO:

Gerald Allen Mathis
1707 Stetson Court
La Pine, OR 97739

SEND TAX STATEMENTS TO:

Gerald Allen Mathis
1707 Stetson Court
La Pine, OR 97739

1707 Stetson Court, La Pine, OR 97739

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 in its individual capacity but solely in its capacity as Owner Trustee of Matawin Ventures Trust Series 2016-2, Grantor, conveys and specially warrants to Gerald Allen Mathis, a single man and John W Mathis IV, a married man Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Lot 8, Block 5, Wagon Trail Acreages Number One First Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is One Hundred Forty-Two Thousand And No/100 Dollars (\$142,000.00).

Subject to:

Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol

Restrictions 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: August 30, 1972 / Volume: M72, page 9766

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SPECIAL WARRANTY DEED - STATUTORY FORM

(continued)

Amended by instrument,
Recorded: January 5, 1977 / Volume: M77, page 207
Amended by instrument,
Recorded: January 5, 1977 / Volume: M77, page 210

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Wagon Trail Ranch Homeowner's Association.

Utilities and fire protection as shown on the official plat of said land.

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: Donald T. Fahey and Jeanne I. Fahey
Recorded: August 18, 1976 / Volume: M76, page 12797

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: Midstate Electric Cooperative, Inc., a cooperative corporation
Recorded: April 6, 2000 / Volume: M00, page 11283

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.

SPECIAL WARRANTY DEED - STATUTORY FORM

(continued)

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

Dated May 21, 2018; 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 in its individual capacity but solely in its capacity as Owner Trustee of Matawin Ventures Trust Series 2016-2

BY: Michelle Noonan

Kondaur Capital Corporation, as separate trustee

Michelle Noonan

STATE OF CALIFORNIA
COUNTY OF Orange

Liquidation Specialist
ss:

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.

On 5/21/2018

before me, S. Poole

a Notary Public, personally appeared Michelle Noonan

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.

S. Poole
Signature

