

AmeriTitle
NTS 184393AM

2018-008957

Klamath County, Oregon

07/27/2018 03:47:00 PM

Fee: \$92.00

After Recording Mail to:

Mail Tax Statements to:

Arthur Winn and Cherlyn A Spahan
28600 Hwy 140 E Bonanza, OR 97623

Escrow NO.: OR-1055-JH

Title Order: 184393AM

**SPECIAL WARRANTY DEED
OREGON**

MTGLQ Investors, L.P. Grantor, conveys and specially warrants to Arthur Winn and Cherlyn A Spahan, Grantee, the following described real property free of liens and encumbrances created or suffered by Grantor, except as specifically set forth herein:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR THE
LEGAL DESCRIPTION**

More Commonly Known as: 28600 HWY 140 E. Bonanza, OR 97623

This property is free of all encumbrances created, EXCEPT: [Exceptions to the covenants described in ORS 93.855(2)]

The true consideration for this conveyance is **\$230,000.00**

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

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

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Dated 5.25.18

MTGLO, L.P.
BY [Signature]
NEW PENN FINANCIAL, LLC D/B/A
SHELLPOINT MORTGAGE SERVICING,
AS ATTORNEY IN FACT

Shawn Garrison
AVP
PRINTED NAME & TITLE

State of SC

County of Greenville

On 5.25.18 before me, PHILIP B BROWN Notary Public,

Personally appeared Shawn Garrison

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 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 SC that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]



EXHIBIT "A"

A tract of land situated in the SE 1/4 SW 1/4 of Section 5 and the N 1/2 NW 1/4 of Section 8, Township 38 South, Range 11 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point from which the Northwest corner of said Section 8 bears South 77° 50' 31" West, a distance of 1486.15 feet; thence North 56° 50' 40" East, a distance of 60 feet; thence South 86° 14' 55" East a distance of 250.68 feet; thence South 40° 53' 59" East a distance of 448.75 feet; thence South 01° 43' 39" East a distance of 935.16 feet; thence West a distance of 792.22 feet; thence North 01° 31' 46" West a distance of 103.00 feet; thence North 01° 52' 19" West a distance of 383.82 feet; thence North 18° 04' 00" East a distance of 468.59 feet; thence North 03° 24' 46" West a distance of 178.59 feet; thence North 18° 55' 02" East a distance of 155.58 feet to the point of beginning, with bearing based on Survey No. 920 as recorded in the office of the County Surveyor.

TOGETHER WITH the following parcels:

A 60 foot wide easement for ingress and egress described as follows: Beginning at a point from which the Northwest corner of Section 8 bears South 77° 50' 31" West a distance of 1486.15 feet; thence North 56° 50' 40" East a distance of 60.00 feet; thence North 33° 09' 20" West a distance of 611.42 feet to the Southerly right of way line of State Highway No. 140; thence South 51° 50' 40" West along said right of way a distance 60.23 feet; thence South 33° 09' 20" East a distance of 605.17 feet to the point of beginning.

AND

A strip of land being a portion of Parcel 1 of "Land Partition 55-00", situated in the SW 1/4 of Section 5, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southeasterly right of way line of Highway 140; from which the Southwest corner of said Section 5 bears South 51° 50' 40" West 30.00 feet, North 33° 09' 20" West 40.15 feet and South 52° 08' 56" West 1422.24 feet; thence South 33° 09' 20" East, along the Northeast line of an existing 60 foot wide easement, 611.42 feet; thence North 56° 50' 40" East 30.00 feet; thence North 35° 57' 53" West 612.16 feet to the point of beginning, with bearings based on record of Survey 7076 on file at the office of the Klamath County Surveyor.

AND

A 10 foot wide strip of land being a portion of Parcel 2 of "Land Partition 55-00", situated in the SW 1/4 of Section 5, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the boundary of that tract of land described in Deed Volume M80, page 1063 (Parcel 2 of Major Land Partition 79-152), from which the Southwest corner of said Section 5 bears South 77° 55' 31" West 1486.15 feet; thence South 18° 55' West, along the said boundary, 155.58 feet; thence, leaving said boundary, North 71° 05' West, 10.0 feet; thence North 18° 55' East 155.58 feet; thence South 71° 05' East 10.00 feet to the point of beginning, with bearing based on record of Survey 7076 on file at the office of the Klamath County Surveyor.