

**2018-009134**

**Klamath County, Oregon**

08/01/2018 03:28:01 PM

Fee: \$92.00

**RECORDING REQUESTED BY:**

AmeriTitle

**AND WHEN RECORDED MAIL TO:**

Until a change is requested,  
all tax statements shall be sent  
to the following address:

**Paree Canoy and Matthew Canoy**  
**14275 SW Derby Street**  
**Beaverton OR 97005**

Escrow No.: **OR-1341-LD**  
Tax ID: **R-3809-029AA-07500-000**

This area reserved for County Recorder

**SPECIAL WARRANTY DEED**  
**(OREGON)**

Lakeview Loan Servicing, LLC, Grantor, conveys and specially warrants to **Paree Canoy and Matthew Canoy, Wife And Husband as Tenants By The Entirety**, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

The following real property situated in **Klamath County, Oregon**:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Property commonly known as: **1879 Del Moro St. Klamath Falls, OR 97601**

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 **\$90,200.00**


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, OF CHAPTER 424, OREGON LAWS 2007, AND 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 THE 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, OF CHAPTER 424, UNDER OREGON LAWS 2007, AND

SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: 7/18/18

**Lakeview Loan Servicing, LLC by Fay Servicing,  
LLC as Attorney in Fact**

By: 

Name: Carlos Paz

Title: REO Assistant Manager

State of Florida

County of Hillsborough

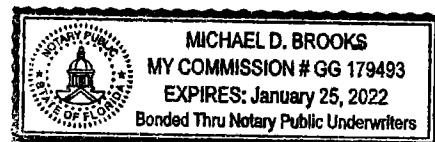
On July 18, 2018 before me, Michael D. Brooks, Notary  
Public,  
personally appeared Carlos Paz

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 Florida  
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  Michael D. Brooks (Seal)



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That portion of Lots 5 and 6 in Block 19 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point 90 feet Southwesterly along the Northerly line of Del Moro Street, from it's intersection with the Westerly line of Eldorado Avenue; thence Southwesterly along the Northerly line of Del Moro Street 40 feet to the alley through said Block; thence Northwesterly parallel with said Eldorado Avenue 100 feet to the Northwest corner of said Lot 5; thence Northeasterly along the North line of said Lot, 40 feet; thence Southeasterly parallel with said Eldorado Avenue 100 feet to the place of beginning.