

RECORDING REQUESTED BY:

Ticor Title Company

GRANTOR'S NAME:

Bayview Loan Servicing, LLC

GRANTEE'S NAME:

The Mauldin Living Trust dated May 26, 1983

AFTER RECORDING RETURN TO:

Carol Mauldin

The Mauldin Living Trust dated May 26, 1983

21766 Granada Ave

Cupertino, CA 95014

SEND TAX STATEMENTS TO:

The Mauldin Living Trust dated May 26, 1983

21766 Granada Ave

Cupertino, CA 95014

9018 McLaughlin Lane, Klamath Falls, OR 97601

2018-010961

Klamath County, Oregon

09/10/2018 10:08:01 AM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Bayview Loan Servicing, LLC, Grantor, conveys and specially warrants to Carol Maudlin, Trustee of the The Mauldin Living Trust dated May 26, 1983, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Lot 4 in Block 1 of Forest Green Subdivision, 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 Sixty-Four Thousand Nine Hundred And No/100 Dollars (\$164,900.00). Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others.

Subject to:

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

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.

AmeriTitle: 215977 AM

SPECIAL WARRANTY DEED - STATUTORY FORM
(continued)

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

Dated September 5, 2018; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Bayview Loan Servicing, LLC

BY: [Signature]

NAME: Patrick Joyce

ITS: AVP

State of Florida

County of Miami-Dade

This instrument was acknowledged before me on Sept. 5, 2018 by
Patrick Joyce as AVP of _____

Bayview Loan Servicing, LLC

[Signature]
Notary Public - State of Florida
My Commission Expires: 8/7/2019



EXHIBIT "A"
Exceptions

Subject to:

Taxes assessed under Code No. 021 Account No. R488127 Map No. R-3907-025D0-01600-000. The 2018-2019 Taxes: A lien not yet due or payable.

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

Easement for Access Road, including the terms and provisions thereof,
Recorded: December 21, 1961 Volume: 334, page 439, Deed Records

Covenants, conditions, restrictions, and easements as shown on the official plat of said land. Building Setback as shown on the official plat of said land.

Reservations and Restrictions as disclosed in document,
Recorded: April 18, 1983
Volume: M83, page 5969

Unofficial Copy