

2018-011211

Klamath County, Oregon

09/14/2018 03:10:00 PM

Fee: \$92.00



After recording return to:
Harry J. Pfitzer and Shawna M. Pfitzer
1347 Wilford Avenue
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Harry J. Pfitzer and Shawna M. Pfitzer
1347 Wilford Avenue
Klamath Falls, OR 97601

File No.: 7072-3124613 (CRW)
Date: September 12, 2018

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED

Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust A,
Grantor, conveys and specially warrants to **Harry J. Pfitzer and Shawna M. Pfitzer, 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:

Unit 10646 (PREDDY AVENUE), TRACT 1365, FALCON HEIGHTS CONDOMINIUMS STAGE 2,
according to the official plat thereof on file in the office of the County Clerk 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.
2. The **2018-2019** Taxes, a lien not yet payable.


The true consideration for this conveyance is **\$85,000.00.** (Here comply with requirements of ORS 93.030)

FIRST AMERICAN 3124613-SS

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.

Dated this 13 day of September, 2018.

Wilmington Savings Fund Society, FSB, as Trustee
of Stanwich Mortgage Loan Trust A

By:  Carrington Mortgage Services, as attorney in
fact

By: _____
Name: Scott Hazen
Title: REO Manager
Carrington Mortgage Services, LLC, Attorney in Fact

STATE OF _____)
County of _____) ss.
_____)

This instrument was acknowledged before me on this _____ day of _____, 20____
by _____ as _____ of
Carrington Mortgage Services, as attorney in fact for Wilmington Savings Fund Society, FSB, as Trustee of
Stanwich Mortgage Loan Trust A, on behalf of the corporation.

See Attached

Notary Public for
My commission expires:

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

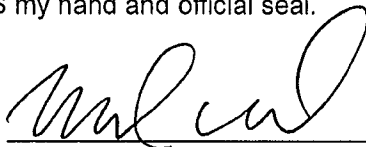
On September 13, 2018 before me, Marisela J Islas - Notary Public
(insert name and title of the officer)

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)

