

THIS SPACE RESERVED FOR F

RECORDING REQUESTED BY:
AMERITITLE
WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:

Bernice Wise, Gary Wise and Vickie Wise
2506 Brown Ro NE
Salem, 97305

Escrow No.: OR-1112-JH

TITLE ORDER: 212608AM

SPECIAL WARRANTY DEED
(OREGON)

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BANC OF AMERICA FUNDING CORPORATION 2008-1, Grantor, conveys and specially warrants to **Bernice Wise, Gary Wise and Vickie Wise**, Grantee, the following described real property free of liens and encumbrances created or suffered by Grantor, except as specifically set forth herein: 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 \$ **155,000.00**

Lot 1 in Block 13, TRACT 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TAX ID: R574319

Commonly known as: **4980 Southview Drive, Klamath Falls, OR 97603**

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: SEP 13 2018

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BANC OF AMERICA
FUNDING CORPORATION 2008-1

By: WJH
Specialized Loan Servicing, LLC as Attorney in Fact
Keith Johnsen
Title and Closing Supervisor
Specialized Loan Servicing, LLC
PRINTED NAME & TITLE As Attorney in Fact

State of Colorado

County of Douglas

On SEP 13 2018 before me Lisa Cascarelli, Notary Public,

Personally appeared

Keith Johnsen

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 Colorado that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lisa Cascarelli (Seal) _____

