

RECORDING REQUESTED BY:



5665 SW Meadows Rd., Ste 100
Lake Oswego, OR 97035

GRANTOR'S NAME:
Bayview Loan Servicing, LLC

GRANTEE'S NAME:
Eric Michael Wedemeyer and Tamra Lynn Wedemeyer and
Christopher James Wedemeyer

AFTER RECORDING RETURN TO:
Eric Michael Wedemeyer and Tamra Lynn Wedemeyer
6137 Kolopua St
Kapaa, HI 96746

SEND TAX STATEMENTS TO:
Eric Michael Wedemeyer and Tamra Lynn Wedemeyer
6137 Kolopua St
Kapaa, HI 96746-9424

48220 Sycan Rd, Beatty, OR 97621

2018-013531

Klamath County, Oregon

11/06/2018 03:00:01 PM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, Grantor, conveys and specially warrants to Eric Michael Wedemeyer and Tamra Lynn Wedemeyer and Christopher James Wedemeyer, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

The W1/2 NE1/4 of Section 32, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portion lying withing Sycan Road and Five Mile Creek Road

The true consideration for this conveyance is One Hundred Twenty-Eight Thousand And No/100 Dollars (\$128,000.00). 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.

Recorded by TICOR TITLE / AMENDED 24961417

SPECIAL WARRANTY DEED - STATUTORY FORM
(continued)

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

Dated November 2, 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: Sonia Asencio

Its: AVP

State of Florida
County of Miami-Dade

This instrument was acknowledged before me on November 2, 2018 by
Sonia Asencio as AVP of

[Signature]
Notary Public - State of Florida

My Commission Expires: _____

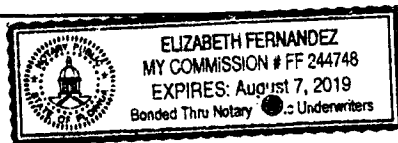


EXHIBIT "A"
Exceptions

Subject to:

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

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

Taxes deferred as disclosed by the tax rolls, the premises herein described have been classified as reforestation lands, and are subject to forest fees, yield taxes, and all other provisions of the Reforestation Act. In the event of declassification, said premises will be subject to additional taxes and interest as provided by Oregon Revised Statutes 321.825.

The provisions contained in Deed,
Recorded: September 14, 1956,
Instrument No.: Volume 286, Page 522.
As follows: see provisions in deed .

Reservation of mineral rights, including the terms and provisions contained therein, in deed.

Instrument No.: Volume 302, Page 182

Recorded: November 20, 1964

Instrument No.: Volume 357, Page 502

Recorded: May 23, 1968

Instrument No.: Volume M68, Page 4609

Recorded: September 25, 1973

Instrument No.: Volume M73, Page 12954

Re-Recorded: October 2, 1973

Instrument No.: Volume M73, Page 13344

Recorded: June 8, 1978

Instrument No.: Volume M78, Page 12202

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Reservation of oil and mineral rights, including the terms and provisions contained therein, in deed from
Klamath Lumber and Box Co., Inc..

Recorded: February 8, 1963

Instrument No.: Volume 343, Page 128

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Pacific Power & Light Company, a corporation

Recorded: October 28, 1982

Instrument No.: Volume M82, Page 14323