



After recording return to:
Ryan T Stephenson and Cristina I
Stephenson
6809 Happy Hollow Lane
Bonanza, OR 97623

Until a change is requested all tax
statements shall be sent to the
following address:
Ryan T Stephenson and Cristina I
Stephenson
6809 Happy Hollow Lane
Bonanza, OR 97623

File No.: 11456941d (RB)
Date: November 27, 2018

THIS SPACE RESERVED FOR RECORD

2018-014354

Klamath County, Oregon

11/28/2018 03:54:01 PM

Fee: \$97.00

STATUTORY SPECIAL WARRANTY DEED

Wilmington Saving Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust A, Grantor, conveys and specially warrants to **Ryan T Stephenson and Cristina I Stephenson 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:

The Northeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 8, Township 38 South, Range 11 East of the Willamette Meridian, 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.

The true consideration for this conveyance is **\$151,250.00**. (Here comply with requirements of ORS 93.030)

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.

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

By:  Carrington Mortgage Services, LLC, as
Attorney in Fact

By: Scott Hazen **NOV 27 2018**
Name: REO Manager
Title: Carrington Mortgage Services, LLC, Attorney in Fact

APN: **R462463**

Statutory Special Warranty Deed
- continued

File No.: **11456941d (RB)**
Date: **07/26/2018**

STATE OF)
COUNTY OF)-ss.
)

On this _____ day of _____ before me personally appeared

of Carrington Mortgage Services, LLC, who executed the within instrument as Attorney in Fact for
Wilmington Saving Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust A for the uses and
purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of
this instrument has not been revoked.

Given under my hand and official seal the day and year last above written.

Dated: _____

See Attached

Print Name:
Notary Public in the State of
Residing at:
My appointment 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 November 27, 2018 before me, Norma Camarena 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)

