

**2018-014444**

**Klamath County, Oregon**

**11/30/2018 01:16:01 PM**

**Fee: \$87.00**

After recording return to:  
SOLIDIFI  
127 JOHN CLARKE ROAD, FIRST FLOOR  
MIDDLETOWN, RI 02842

Until a change is requested,  
all tax statements shall be sent  
to the following address:  
ROLAND I. MATA AND ALICIA V. MATA  
LOT 4 TROUBADOR TRAIL  
KLAMATH FALLS, OR 97601

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**SPECIAL WARRANTY DEED  
(OREGON)**

**U.S. BANK NATIONAL ASSOCIATION** Grantor, conveys and specially warrant(s) to **ROLAND I. MATA AND ALICIA V. MATA, A MARRIED COUPLE**, Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

**LOT 4 OF TROUBADOUR TRAIL - TRACT 1360, A RESUBDIVISION OF LOTS 1, 2 AND 36 OF TRACT 1316 - PARADISE HILL, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

Tax Parcel No.: R887891

This property is free of all encumbrances created, EXCEPT: N/A

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.

The true consideration for this conveyance is **\$7,500.00**.

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: November 14, 2018

U.S. BANK NATIONAL ASSOCIATION

Rita J. Heinn

By: Rita J. Heinn

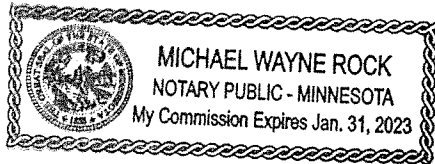
Its: Assistant Vice President

STATE OF Minnesota )  
 ) SS.  
COUNTY OF Hennepin )

This instrument was acknowledged before me on November 14, 2018 by  
Rita J. Heinn of **U.S. BANK NATIONAL**  
**ASSOCIATION**, its Assistant Vice President.

Dated: November 14, 2018

(Seal/Stamp)



Michael Wayne Rock

Notary Public

My Appointment Expires: 01/31/2023