

2018-015391

Klamath County, Oregon

12/27/2018 10:58:01 AM

Fee: \$87.00

After recording return to:
BCT - 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:
BRANDON M. MONCRIEF, ASHLEY MONCRIEF, AND DALE SCOTT BOLDING
235 HASKINS AVENUE
KLAMATH FALLS, OR 97601

**SPECIAL WARRANTY DEED
(OREGON)**

U.S. BANK NATIONAL ASSOCIATION, Grantor, conveys and specially warrant(s) to
**BRANDON M. MONCRIEF, ASHLEY MONCRIEF, AND DALE SCOTT BOLDING, AS
JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP**, Grantees, the following
described real property free of encumbrances created or suffered by the Grantor as specifically set
forth herein:

**THE WESTERLY 110 FEET OF LOT 15, BLOCK 48, HILLSIDE ADDITION TO THE
CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH
COUNTY, OREGON.**

Tax Parcel No.: R373401

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

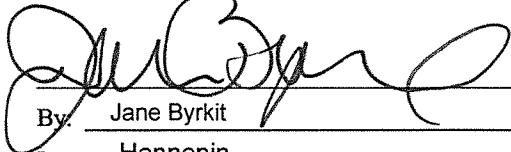
The Grantor for itself and for its successors in interest does by these presents expressly limit the
covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by
statutory or other implication, and does hereby warrant and will defend the title to the property
against all persons who may lawfully claim the same by, through or under the Grantor.

The true consideration for this conveyance is **\$94,900.00**.

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: December 14, 2018

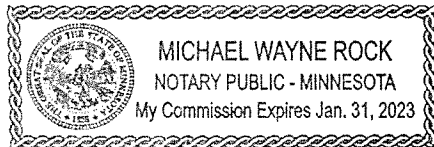
U.S. BANK NATIONAL ASSOCIATION

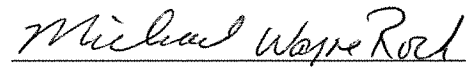

By: Jane Byrkit
Its: Hennepin

STATE OF Minnesota)
) SS.
COUNTY OF Hennepin)

This instrument was acknowledged before me on December 14, 2018 by
Jane Byrkit of **U.S. BANK NATIONAL**
ASSOCIATION, its Officer.

Dated: December 14, 2018
(Seal/Stamp)





Notary Public

My Appointment Expires: 01/31/2023