



REC 2 13 25 1 AM

RECORDING REQUESTED BY:
AmeriTitle

AND WHEN RECORDED MAIL TO:
Until a change is requested,
all tax statements shall be sent
to the following address:

Donna L. Combs
2080 Etna Street
Klamath Falls OR 97603

Escrow No.: **OR-1545-LD**
Tax ID: **R516506**

2019-001142

Klamath County, Oregon

02/07/2019 10:35:01 AM

Fee: \$92.00

This area reserved for County Recorder

SPECIAL WARRANTY DEED (OREGON)

Lakeview Loan Servicing, LLC, Grantor, conveys and specially warrants to **Donna L. Combs, a widow**, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

The following real property situated in **Klamath County, Oregon**:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property commonly known as: **2080 Etna St. Klamath Falls, OR 97603**

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 **\$93,500.00**

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, OF CHAPTER 424, OREGON LAWS 2007, AND 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 THE 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, OF CHAPTER 424, UNDER OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

92

Dated: January 14, 2019

Lakeview Loan Servicing, LLC by Fay Servicing,
LLC as Attorney in Fact

By: [Signature]

Name: Carlos Paz

Title: REO Assistant Manager

State of FL

County of Hillsborough

On January 14, 2019 before me, Michael D. Brooks, Notary Public,
personally appeared Carlos Paz, REO Assistant Manager
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 FL ~~Orange~~ that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)

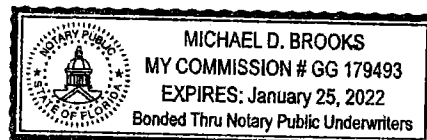


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1, Block 3, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING therefrom the following:

Beginning at the Northeasterly corner of said Lot 1; thence South along East line of said Lot, 85 feet; thence West parallel to the North line of said Lot, a distance of 150 feet, more or less, to the West line of said Lot; thence North along said West line, 85 feet to the Northwest corner of said Lot; thence East along North line of said Lot, 150 feet, more or less, to the point of beginning.