

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

TLE-TCEL-1925

THAT, Diplomat Property Manager, Limited Liability Company, party of the first part, in consideration of the sum of \$9,900.00 and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Hunter K. Johnson, with an address of 5136 Wedgewood Way Roclin, CA 95765, party of the second part, the real property and premises situate in KLAMATH County, State of OREGON, described on Exhibit "A" attached hereto and made a part hereof, subject to easements, rights of way and restrictive covenants of record and all matters set forth on Exhibit "B" attached hereto and made a part hereof, less and except all oil, gas and other minerals previously reserved or conveyed of record, together with all the improvements thereon and the appurtenances thereunto belonging, TO HAVE AND TO HOLD said described premises, subject as aforesaid, unto the said party of the second part, [his/her] successors, heirs and assigns forever, and the party of the first part shall warrant and defend title to the same unto the party of the second part against every person lawfully claiming or to claim the whole or any part thereof by, through or under the party of the first part, but not otherwise; provided, that the party of the first part's warranty of title shall be subject to the matters described herein and on Exhibit "B".

Signed and delivered this 14 day of February, 20\_\_.

Diplomat Property Manager, By Fay Servicing LLC, Attorney-in-Fact

By: [Signature]  
Name: Carlos Paz  
Title: REO Assistant Manager

After recording return to:  
Title Clearing & Escrow, LLC  
6102 S. Memorial Drive  
Tulsa, OK 74133

Send Tax Bill to:  
Hunter K. Johnson  
5136 Wedgewood Way  
Roclin, CA 95765

ACKNOWLEDGMENT

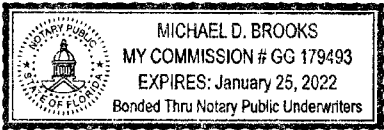
STATE OF FL )  
 ) SS.  
COUNTY OF HILLSBOROUGH )

Before me, the undersigned, a Notary Public, in and for said County and State, on this, 14 day of February, 2019, personally appeared Carlos Paz, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its REO Asst. Mgr. and acknowledged to me that Carlos Paz executed the same as REO Asst. Mgr. free voluntary act and deed, and as the free and voluntary act and deed of said Diplomat Property Manager, By Fay Servicing LLC, Attorney-in-Fact, for the uses and purposes therein set forth.

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

My Commission  
Expires:

[Signature] [Signature]  
Notary Public



**Exhibit A**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

LOT 1187, RUNNING Y RESORT, PHASE 13, TRACT 1429, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

Parcel ID: ACCOUNT NO. R891274 MAP NO. R-3808-015BD-03000-000

Commonly known as Lot 1187 Phase 13 Run, Klamath Falls, OR 97601  
However, by showing this address no additional coverage is provided

Exhibit "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.