

2019-002038

Klamath County, Oregon

03/06/2019 12:05:01 PM

Fee: \$92.00

- Corrective -
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 and Diann E. Johnson, husband and wife with an address of 5136 Wedgewood Way, Rocklin, 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 4th day of march, 2019

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

By: [Signature]

Name: Carlos Paz

Title: REO Assist Mgr

This instrument is to Add
buyers spouse & correct City
of buyers Address

Pror Deed filed 2/27/19

#2019-001786

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

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

LA

ACKNOWLEDGMENT

STATE OF Florida)
) SS.

COUNTY OF Hillsborough)

Before me, the undersigned, a Notary Public, in and for said County and State, on this, 4th day of March, 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 Ast mgr and acknowledged to me that Carlos Paz executed the same as REO Ast 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: 9/10/19

Denise A Johns [Signature]
Notary Public

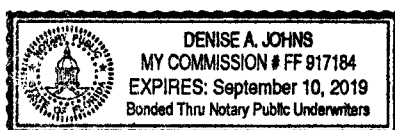


Exhibit "A"

Legal Description of the Property

Lot 1187 Phase 13 Running Y, Klamath County, Oregon.

TAX ID NUMBER: R891274

PROPERTY ADDRESS: Lot 1187 Phase 13 Run, Klamath Falls, OR, 97601

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.