



2019-002276

Klamath County, Oregon

03/12/2019 02:24:01 PM

Fee: \$102.00

After recording return to:
BENTLEY FAMILY TRUST
32505 Modoc Point Road
Chiloquin OR 97624

Until a change is requested,
all tax statements shall be sent
to the following address:
BENTLEY FAMILY TRUST
32505 MODOC POINT ROAD
Chiloquin, OR 97624

STATUTORY SPECIAL WARRANTY DEED

NATIONAL RESIDENTIAL ASSETS CORP., Grantor, conveys and specially warrants to TOM BENTLEY AND JACQUELINE BENTLEY, TRUSTEES UNDER THE BENTLEY FAMILY TRUST DATED APRIL 20, 2010, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

For APN/Parcel ID(s): R872699

For Tax Map ID(s): R-3507-007DA-03300-000

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

Lots 5 and 6 in Block 2 of TRACT 1260, MONTE VISTA RANCH, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of encumbrances, EXCEPT:

NONE

The true consideration for this conveyance is Three Hundred Fifty Five Thousand Dollars And No/100
Dollars (\$355,000.00).

102-444T

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated this FEB 20 2019

NATIONAL RESIDENTIAL ASSETS CORP.

BY:  FEB 20 2019
Select Portfolio Servicing, Inc as attorney in Fact
Conrad Stribakos, Document Control Officer


State of Utah
County of Salt Lake

On FEB 20 2019 before me, Malissa Wilkins, Notary Public,
(here insert name and title of the officer)

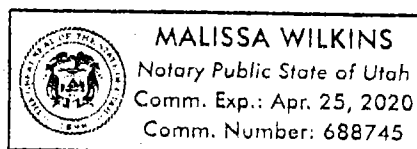
Personally appeared Conrad Stribakos, Document Control Officer Personally Known,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity (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 Utah that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.


Signature

(Seal)



Prepared by: Mindy Leetham
Select Portfolio Servicing, Inc.
Attention: Corp Legal
3217 S. Decker Lake Dr.
Salt Lake City, Utah 84119

E 3038926 B 6829 P 120-122
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
08/16/2017 10:12 AM
FEE \$14.00 Pgs: 3
DEF RTT REC'D FOR SELECT PORTFOLIO
SERVICIN INC

LIMITED POWER OF ATTORNEY

This Limited Power of Attorney, dated as of August 10, 2017, is made in connection with that certain Servicing Agreement by and between THE BANK OF NEW YORK MELLON, ("BNY Mellon"), a New York banking corporation, and SELECT PORTFOLIO SERVICING, INC., a Utah corporation (the "Servicer") dated as of August 16, 2016 (the "Servicing Agreement")

Whereas the Servicing Agreement provides that BNY Mellon may designate a corporate entity which Servicer may use to take certain actions under various provisions of the Servicing Agreement and which may be used to hold certain assets under the Servicing Agreement; and whereas BNY Mellon has designated NATIONAL RESIDENTIAL ASSETS CORP. ("REO Owner") as the corporate entity to be used for such purposes;

Therefore, REO Owner hereby makes, constitutes and appoints Servicer for REO Owners' benefit and in REO Owners' name, place, and stead, REO Owners' true and lawful attorney-in-fact, with full power of substitution, to act in connection with the servicing of mortgage loans and real property related to the Servicing Agreement for the limited purpose of performing the acts and executing and delivering the documents set forth herein. The Limited Power of Attorney is limited to executing and endorsing the following documents with respect to the mortgage loans and real property related to the Servicing Agreement:

1. Mortgage/trust deed assignment;
2. Substitution of trustee;
3. Deeds of conveyance (including, without limitation, warranty deeds, grant deeds and quitclaim deeds);
4. Trust deed reconveyance and mortgage release documents;
5. Partial releases;
6. Affidavits (including, without limitation, lost note affidavits, military affidavits and affidavits of indebtedness);
7. HUD-1 settlement statements;
8. Contracts/purchase agreements for sale of real estate;
9. All other documents and acts that are customary for servicers to enter into on behalf of owners in connection with the servicing and foreclosure of mortgage loans, eviction actions, and the related sale of real estate

This appointment shall not be assigned to any third party by Servicer without the written prior consent of REO Owner and BNY Mellon and this Limited Power of Attorney shall survive unless an instrument of revocation has been made in writing by the undersigned or the Servicing Agreement has been terminated.

Neither REO Owner nor BNY Mellon shall be responsible for inspection of any items being executed pursuant to this Limited Power of Attorney and as such, is relying upon the Servicer to undertake whatever procedures may be necessary to confirm the accuracy of such items.

Any third party may rely upon this Limited Power of Attorney, and shall be entitled to rely on a writing signed by the Servicer to establish conclusively the identity of a particular right, power, capacity, asset, liability, obligation, property, loan or commitment of Servicer for all purposes of this Limited Power of Attorney.

Servicer shall not be obligated to furnish bond or other security in connection with its actions hereunder.

Nothing in this Limited Power of Attorney shall be construed to prevent REO Owner from acting on its behalf as the REO Owner of the mortgage loans and Real Property.

If any provision of this Limited Power of Attorney shall be held invalid, illegal or unenforceable, the validity, legality or enforceability of the other provisions hereof shall not be affected thereby. This Limited Power of Attorney is entered into and shall be governed by the laws of the State of New York without regard to conflicts of law principles of such state.

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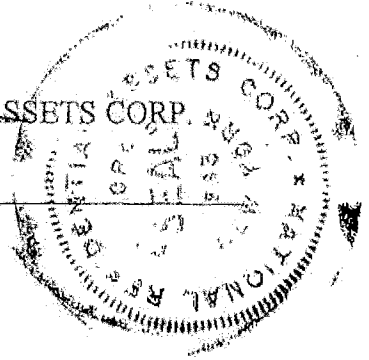
IN WITNESS WHEREOF, the undersigned has executed and delivered this Limited Power of Attorney as of the date first written above.

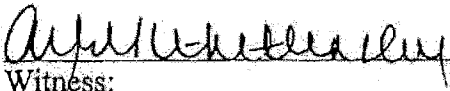
NATIONAL RESIDENTIAL ASSETS CORP.

By: 

Name: Ann Golio

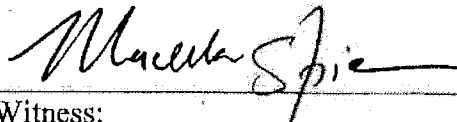
Title: President





Witness:

Printed Name: Christine Hensley



Witness:

Printed Name: Marcella Spicer

STATE OF Connecticut

COUNTY OF Fairfield

On the 10th day of August in the year 2017, before me personally came Ann Golio to me known, who, being by me duly sworn, did depose and say that he/she/they reside (s) in Greenwich CT; that he/she/they is (are) the President, of National Residential Assets Corp., the corporation described in and which executed the above instrument; and that he/she/they signed his/her/their name (s) thereto by authority of the board of directors of said corporation.

WITNESS my hand and official seal.

[NOTARIAL SEAL]


Notary Public Ralph Mammola

My Commission Expires:

RALPH MAMMOLA
Notary Public, State of Connecticut
No. 119525
Qualified in Fairfield County
Commission Expires Dec. 31, 2017

