

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: TCE TCEL-2140

THAT, Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Hilldale Trust, Trust, party of the first part, in consideration of the sum of \$430,000.00 and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Randy Moss, a married man with an address of 8555 West Langell Valley Road, Bonanza, OR 97623 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 9th day of April, 2019

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Hilldale Trust, By Fay Servicing LLC, Attorney-in-Fact
By: [Signature]
Name: Michael Brooks, REO Closing Coordinator as ATIF
Title:

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

Send Tax Bill to:
Randy Moss
8555 West Langell Valley Road
Bonanza, OR 97623

ACKNOWLEDGMENT

STATE OF Florida)
) SS.
COUNTY OF Hillsborough)

Before me, the undersigned, a Notary Public, in and for said County and State, on this, 9th day of April, 2019 personally appeared Michael Brooks, 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 Closing Coordinator and acknowledged to me that Michael Brooks executed the same as REO Closing Coordinator free voluntary act and deed, and as the free and voluntary act and deed of said Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Hilldale Trust, 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:

Michele Ann Boyd [Signature]
Notary Public

[Notary Seal: MICHELE ANN BOYD, MY COMMISSION # GG 050699, EXPIRES: November 28, 2020, Bonded Thru Notary Public Underwriters]

Exhibit A

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

PARCEL 1 OF LAND PARTITION 59-04, SAID LAND PARTITION BEING A REPLAT OF PARCEL 3 OF LAND PARTITION 39-97, LAND PARTITION 39-97 BEING A PORTION OF PARCEL 2 OF "MINOR LAND PARTITION 9-90", SAID LAND PARTITION 59-04 BEING SITUATED IN THE NE1/4 OF THE SE1/4 OF SECTION 15, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS PARCEL 2 OF LAND PARTITION 59-04 AS CREATED BY LAND PARTITION 39-97 AND AS DELINEATED ON THE FACE OF LAND PARTITION 59-04.

Parcel ID: 883852

Commonly known as 3635 Cougar Butte Lane, 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.