


RECORDING REQUESTED BY:  
 **Fidelity National Title**  
Company of Oregon

4411 NE Sandy Blvd  
Portland, OR 97213

**GRANTOR'S NAME:**  
MTGLQ Investors, L.P.

**GRANTEE'S NAME:**  
Michael Duane Duncan

**AFTER RECORDING RETURN TO:**  
Michael Duane Duncan  
PO Box 498  
Oregon City, OR 97045

**SEND TAX STATEMENTS TO:**  
Michael Duane Duncan  
PO Box 498  
Oregon City, OR 97045

R315910  
23142 Birch St, Klamath Falls, OR 97601

**2019-007854**  
Klamath County, Oregon  
07/12/2019 01:19:01 PM  
Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

**MTGLQ Investors, L.P.**, Grantor, conveys and specially warrants to **Michael Duane Duncan**, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Lots 29, 40 and 41, ODESSA SUMMER HOME SITES, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is One Hundred Thousand And No/100 Dollars **(\$100,000.00)**.

**Subject to:**

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

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.


Amerititle 258735 AM

**SPECIAL WARRANTY DEED - STATUTORY FORM**  
(continued)

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

Dated July 9, 2019; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

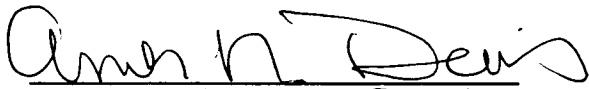
MTGLQ Investors, L.P. by Selene Finance LP as attorney in fact

BY: Amy Gaffney 

ITS: Supervisor - Legal Title

State of ~~Texas~~ Florida  
County of ~~Harris~~ Dade

This instrument was acknowledged before me on 7/9/2019 by  
Amy Gaffney as Supervisor - Legal Title of  
Selene Finance

  
Notary Public - State of ~~Texas~~ Florida

My Commission Expires: 08/03/2020



AMBER N. DAVIS  
Commission # GG 289785  
Expires August 3, 2020  
Bonded Thru Budget Notary Services

**EXHIBIT "A"**  
**Exceptions**

**Subject to:**

The 2019-2020 Taxes: A lien not yet due or payable.

Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Timber Fire Patrol

Restrictions as shown on the official plat of said land.  
Building Setback as shown on the official plat of said land.

Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: January 8, 1959  
Volume: 308, page 401

Order #2009 090, changing the name of a public road, including the terms and provisions thereof,  
Recorded: June 7, 2006  
Volume: M06, page 11524