

Recorded by TICOR TITLE / AmeriTitle 3:09:44 AM

RECORDING REQUESTED BY:



9200 SE Sunnybrook Blvd., Ste 130
Clackamas, OR 97015

GRANTOR'S NAME:

Bayview Loan Servicing, LLC

GRANTEE'S NAME:

Ricky L. Lukens and Judy L. Lukens

AFTER RECORDING RETURN TO:

Ricky L. Lukens and Judy L. Lukens
PO Box 149
Keno, OR 97627

SEND TAX STATEMENTS TO:

Ricky L. Lukens and Judy L. Lukens
PO Box 149
Keno, OR 97627

5543 Cottage Avenue, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, Grantor, conveys and specially warrants to Ricky L. Lukens and Judy L. Lukens, as tenants by entirety, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Tract 77 of PLEASANT HOME TRACTS NO. 2, according to the official plate thereof on file in the office of the County Clerk of Klamath County, OR

The true consideration for this conveyance is Eighty-Nine Thousand And No/100 Dollars (\$89,000.00).

Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others.

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.

2019-008373

Klamath County, Oregon

07/24/2019 02:46:01 PM

Fee: \$92.00

SPECIAL WARRANTY DEED - STATUTORY FORM

(continued)

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

Dated 07/22/2019; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

BY: [Signature]

NAME: Sonia Asencio

ITS: AVP

State of Florida
County of Miami-Dade

This instrument was acknowledged before me on 07/22/2019 by
Sonia Asencio as AVP of

Bayview Loan Servicing, LLC

[Signature]
Notary Public - State of Florida

My Commission Expires: 1-27-2020

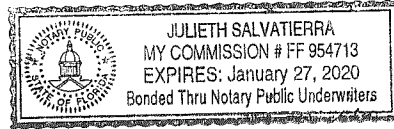


EXHIBIT "A"
Exceptions

Subject to:

Special Assessment disclosed by the Klamath tax rolls:
For: North Shasta Lighting

Special Assessment disclosed by the Klamath tax rolls:
For: Klamath County Drainage Service District

9. The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and pipeline easements in connection therewith.

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.

The provisions contained in Deed,
Recorded: May 2, 1914,
Volume: 129, page 66