

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

717 NE Holladay St.
Portland, OR 97232

2019-011109

Klamath County, Oregon

09/23/2019 02:43:15 PM

Fee: \$97.00

GRANTOR'S NAME:

HMC Assets, LLC, solely in its capacity as separate Trustee of
CAM XIV Trust

GRANTEE'S NAME:

Lee Christensen and Amanda Christensen

AFTER RECORDING RETURN TO:

Lee Christensen and Amanda Christensen, as tenants by the
entirety
4949 Laurelwood Dr
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Lee Christensen and Amanda Christensen
4949 Laurelwood Dr
Klamath Falls, OR 97603

R574550

4949 Laurelwood Dr, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM

(INDIVIDUAL or CORPORATION)

HMC Assets, LLC, solely in its capacity as separate Trustee of CAM XIV Trust, Grantor, conveys and specially warrants to Lee Christensen and Amanda Christensen, as tenants by the entirety, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Lot 11 in Block 15 of Tract No 1064, First Addition to Gatewood, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance is One Hundred Eighty-Three Thousand Five Hundred And No/100 Dollars (\$183,500.00).

Subject to: See Special Exceptions attached

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.

Amanda Title 285809

Subject to:

Special Exceptions

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

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: United States of America

Recorded: May 18, 1907

Volume: 22, page 479, Deed Records

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

For: Right of Way

Recorded: May 15, 1945

Volume: 176, page 284, Deed Records

Reservations 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: September 7, 2006

Volume: M76, page 13888

Utility easement as shown on the official plat of said land.

SPECIAL WARRANTY DEED - STATUTORY FORM

(continued)

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

Dated: 8/15/2019

HMC Assets, LLC, solely in its capacity as separate Trustee of CAM XIV Trust

BY: [Signature]
Authorized Signer: Gregory Geiser

State of California
County of Los Angeles

This instrument was acknowledged before me on August 20, 2019 by

_____ as _____ of

Notary Public - State of _____

My Commission Expires: _____

SEE ATTACHED

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

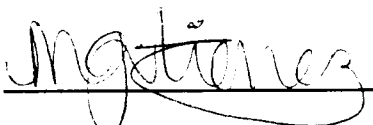
State of California
County of Los Angeles)

On August 20, 2019 before me, M.Gutierrez, a Notary Public
(insert name and title of the officer)

personally appeared Gregory L. Geiser,
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 California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)

