

2019-011137

Klamath County, Oregon

09/24/2019 11:05:01 AM

Fee: \$87.00

After recording return to:
SOLIDIFI
88 SILVA LANE STE 210
MIDDLETOWN, RI 02842

Until a change is requested,
all tax statements shall be sent
to the following address:
1900 CAPITAL TRUST III
5012 BLUE MOUNTAIN DRIVE
KLAMATH FALLS, OR 97601

**SPECIAL WARRANTY DEED
(OREGON)**

1900 CAPITAL TRUST III Grantor, conveys and specially warrant(s) to **KENNETH R. PAUL AND CAROLYN D. DAVIES-PAUL, TRUSTEES OF THE PAUL REVOCABLE LIVING TRUST, DATED JUNE 27, 2013** Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

LOT 480 IN BLOCK 114, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Parcel No.: R480599

This property is free of all encumbrances created, EXCEPT: n/a

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

The true consideration for this conveyance is \$76,300.00.

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.

Dated: 8.16.19

1900 CAPITAL TRUST III BY NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, AS ATTORNEY IN FACT

By: Joel Fowler
Its: AVP

STATE OF SC
COUNTY OF GREENVILLE

Personally came and appeared before me, the undersigned authority in and for said County and State, the within named Joel Fowler of NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING AS ATTORNEY IN FACT FOR 1900 CAPITAL TRUST III, its AVP, who acknowledged before me that he/she/they signed and delivered the above and foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 16 day of AUG, 20 19.

Notary Public

My Commission Expires:

