

2020-000751

Klamath County, Oregon

01/21/2020 08:59:00 AM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

Jason Arnold Eck Revocable Living Trust

5710 Casa Way

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Jason Arnold Eck Revocable Living Trust

5710 Casa Way

Klamath Falls, OR 97603

File No. 322224AM

6150 S 6th ST, Klamath Falls, OR 97603

SPECIAL WARRANTY DEED

Wilmington Savings Fund Society, FSB, D/B/A Christina Trust as Owner Trustee of the Residential Credit Opportunities Trust III,

Grantor(s) hereby conveys and specially warrants to

Jason Arnold Eck, Trustee of the Jason Arnold Eck Revocable Living Trust,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

Lot 2 in Block 1 of HOMELAND TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPT the South 200 feet of said lot.

ALSO EXCEPTING THEREFROM that portion sold to the State of Oregon by and through its State Highway Commission recorded February 23, 1967, in Book M67, page 1250, Microfilm Records of Klamath County, Oregon.

AND EXCEPTING THEREFROM that portion thereof conveyed to the State of Oregon, by and through its Department of Transportation by Deed recorded November 15, 2001 in Volume M01, page 58535, Microfilm Records of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3909-001CB-00100

The true and actual consideration for this conveyance is \$71,500.00.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

Escrow No. 322224AM

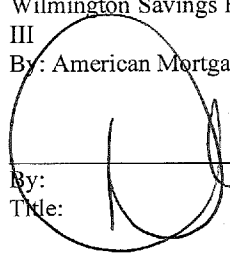
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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 this 31 day of December, 2019

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as Owner Trustee of the Residential Credit Opportunities Trust III

By: American Mortgage Investment Partners Management, LLC, as Attorney In Fact

By:  Name: Deanna Reyna
Title: Asset Manager

State of _____ } ss.
County of _____ }

On this _____ day of _____, _____, before me, _____ a Notary Public in and for said state, personally appeared _____ known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust as Owner Trustee of the Residential Credit Opportunities Trust III, and acknowledged to me that he/she/they subscribed the name of Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust as Owner Trustee of the Residential Credit Opportunities Trust III as principal and his/her own name as Attorney-in-fact.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

**See Attached Notary
Acknowledgement Certificate**

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 Orange

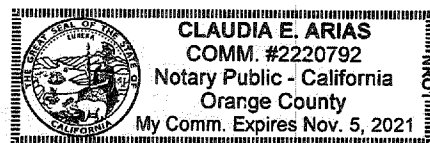
On 12/31/2019 before me, Claudia E Arias, the undersigned Notary Public, personally appeared **Deanna Reyna**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same 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


Claudia E Arias



(Seal)