

After recording return to:  
ServiceLink Title Company of Oregon,  
LLC  
3220 EL CAMINO REAL  
IRVINE, CA 92602

Until a change is requested,  
all tax statements shall be sent  
to the following address:  
Thomas A. Procter and Judy E. Procter  
2730 CREST STREET  
Klamath Falls, OR 97603

### STATUTORY SPECIAL WARRANTY DEED

U.S. Bank Trust, National Association, as Trustee of the Igloo Series II Trust, Grantor, conveys and specially warrants to Thomas A. Procter and Judy E. Procter, as tenants by their entirety Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE OF KLAMATH FALLS,  
COUNTY OF KLAMATH, STATE OF OREGON AND IS DESCRIBED AS FOLLOWS:

Lot 19, Block 4, ALTAMONT ACRES, in the of County of Klamath, State of Oregon.

This property is free of encumbrances, EXCEPT:

NONE

The true consideration for this conveyance is ONE HUNDRES AND THIRTY THOUSAND AND No Dollars And No/100 Dollars (\$130,000.00).

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.

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

Dated this March 2, 2020.

U.S. Bank Trust, National Association, as Trustee of the Igloo Series II Trust, BY Servis One Inc. dba BSI  
Financial Services, as attorney in fact

BY: Debbie Waldron  
Document Signing Officer

ITS: \_\_\_\_\_

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public  
in and for said State, personally appeared, \_\_\_\_\_, of

\_\_\_\_\_ who proved to me the basis  
of satisfactory evidence to be the person whose name is subscribed to the within instrument  
and acknowledged to me that she executed the same in her authorized capacity, and that by  
her signature on the instrument the person, or the entity upon behalf of which the person 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 \_\_\_\_\_

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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 3/2/20, before me, Matthew Watson Notary Public,  
personally appeared Debbie Waldron

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE

A handwritten signature in dark ink, appearing to be 'Matthew Watson', written over a horizontal line.

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: SWP

2723 Crest St

Document Date: 3/2/20

Number of Pages: \_\_\_\_\_

Signer(s) Other than Named Above: \_\_\_\_\_