

AmeriTitle  
MTC 317219 AM

2020-003676  
Klamath County, Oregon  
03/27/2020 08:51:49 AM  
Fee: \$92.00

**RECORDING REQUESTED BY:**  
AmeriTitle

**AND WHEN RECORDED MAIL TO:**  
Until a change is requested,  
all tax statements shall be sent  
to the following address:

**Business Opportunities and  
Consulting, LLC  
P.O. Box 1528  
Klamath Falls, OR 97601**

Escrow No.: OR-1999-LD  
Tax ID: 248137 & 779713

This area reserved for County Recorder

### **SPECIAL WARRANTY DEED (OREGON)**

**Flagstar Bank, FSB**, Grantor, conveys and specially warrants to **Business Opportunities and Consulting, LLC, A Delaware Limited Liability Company**, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

The following real property situated in **Klamath County, Oregon**:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Property commonly known as: 32227 Rivers Drive, Chiloquin, OR 97624

This property is free of all encumbrances created, EXCEPT: **Exceptions to the covenants described in ORS 93.855(2)**

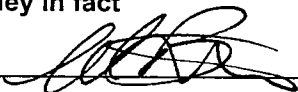
The true consideration for this conveyance is \$145,950.00

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.

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, OF CHAPTER 424, OREGON LAWS 2007, AND 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 THE 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, OF CHAPTER 424, UNDER OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: MARCH 11TH, 2020

**Flagstar Bank, FSB, by Fay Servicing, LLC,  
As attorney in fact**

By: 

Name: Michael Brooks

Title: REO Closing Coordinator

State of Florida

County of Hillsborough

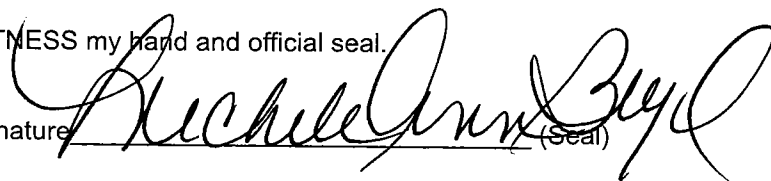
On MARCH 11TH, 2020 before me, Michele Ann Boyd, Notary Public,  
REO Closing Coordinator

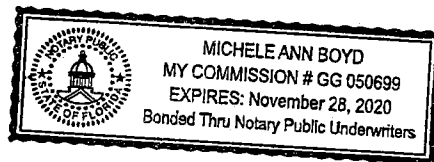
personally appeared Michael Brooks Fay Servicing, LLC, A-I-F  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to  
the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized  
capacity(ies), and 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 Florida that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

 (Seal)



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel One**

A parcel of land situated in Government Lots 35 and 36 in Section 20, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 35; thence South 89°40'10" East along the North line of said Lot 36 a distance of 645.1 feet to the Northwest corner of parcel conveyed to Lloyd Lee Hall, et us., by deed recorded in Book M81, page 10708, Deed Records of Klamath County, Oregon; thence South along the West line of last mentioned parcel a distance of 667.07 feet to the South line of said Lot 36; thence North 89°52'45" West along the South line of Lots 36 and 35, a distance of 1290.0 feet, more or less to the Easterly line of a 60 foot roadway; thence along said Easterly line North 07°03'55" East a distance of 675.0 feet, more or less, to the North line of said Lot 35; thence South 89°50'15" East along said North line a distance of 561.0 feet, more or less, to the point of beginning.

**Parcel Two**

A parcel of land situate in Government Lots 16, 25, 27 and 34, Section 20, Township 35 South, Range 7 East of the Willamette Meridian in the County of Klamath, State of Oregon, being more particularly described as follows: Beginning at a point on the East line of Government Lot 16, said point being the initial point of RIVER'S BEND SUBDIVISION according to the recorded plat thereof; thence Southerly along the Easterly boundary of RIVER'S BEND SUBDIVISION to the Southeast corner of said subdivision; thence East along the South line of Government Lot 34, 451.0 feet to a point; thence South 89°50'15" East 613.34 feet; thence along the East line of Government Lots 34, 27, 25 and 16, North 0°19'00" West 2274.21 feet, more or less to the point of beginning.