

MITC 205281AM

RECORDING REQUESTED BY:
AmeriTitle

2020-006556

Klamath County, Oregon

05/28/2020 03:55:55 PM

Fee: \$92.00

AND WHEN RECORDED MAIL TO:

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

**Elizabeth Nelson
1124 Monclair Street
Klamath Falls, OR 97601**

Escrow No.: OR-2005-LD
Tax ID: R371430

This area reserved for County Recorder

**SPECIAL WARRANTY DEED
(OREGON)**

U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust., Grantor, conveys and specially warrants to Elizabeth Nelson, a Single Woman

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: **1124 Monclair Street, Klamath Falls, OR 97601**

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 \$142,000.00

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.

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Dated: March 11, 2020

**U.S. Bank Trust, N.A., as Trustee for LSF9 Master
Participation Trust by Hudson Homes Management,
LLC as Attorney in Fact**

By: *Katrina Ghoston*

Name: Katrina Ghoston

Title: Authorized Signatory

State of Texas

County of Dallas

On March 11, 2020 before me, Evelyn Waithaka, Notary Public,

personally appeared Katrina Ghoston
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 Texas that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Evelyn Waithaka* (Seal)
Evelyn Waithaka

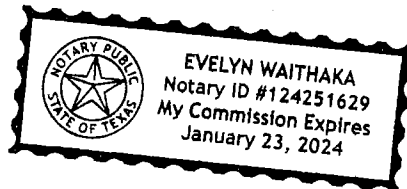


EXHIBIT "A"
LEGAL DESCRIPTION

Fifty-seven and one-half feet off the Northeasterly side of Lot 9 in Block 11 of HOT SPRINGS 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, described as follows:

Beginning at the Northwesterly line of MonClaire Street at the intersection with said line and the line between Lots 8 and 9 of said Block 11; thence Northwesterly along said line between said Lots 8 and 9, 100 feet, more or less, to the most Northerly corner of said Lot 9; thence Southwesterly 57 1/2 feet; thence Southeasterly and parallel to the aforesaid line between Lots 8 and 9, 100 feet, more or less, to the aforesaid line of MonClaire Street; thence Northeasterly along said line of MonClaire Street 57 1/2 feet to the point of beginning.