

Return to: **AmeriTitle**

**2020-009971**

**Klamath County, Oregon**

**08/12/2020 08:40:41 AM**

**Fee: \$87.00**

**AFTER RECORDING MAIL TO:**

Zachary J Brown  
1407 Hope Street  
Klamath Falls, OR 97603

**UNTIL A CHANGE IS REQUESTED  
ALL TAX STATEMENTS SHALL BE SENT  
TO THE FOLLOWING ADDRESS:**

Zachary J Brown  
1407 Hope Street  
Klamath Falls, OR 97603

Filed for Record at Request of: PNWLE

PNW Number: 20118614

Title Number: 390933AM \*\*\*AmeriTitle\*\*\*

**Grantor:** Reverse Mortgage Funding, LLC as nominee for Wilmington Trust, NA, not in its individual capacity but solely as Trustee for Broad Street Trust II

**Grantee:** Zachary J Brown, Katherine J Brown and Kevin J Brown

**Parcel /Account No(s):** 3809-035CD-04500 / 448750

**Property Address:** 1407 Hope Street, Klamath Falls, OR 97603

**Special Warranty Deed**

**THE GRANTOR**, Reverse Mortgage Funding, LLC as nominee for Wilmington Trust, NA, not in its individual capacity but solely as Trustee for Broad Street Trust II for and in the true consideration of **\$85,500.00** (required by ORS 93.030) in hand paid, bargains, sells, and conveys to Zachary J Brown, Katherine J Brown and Kevin J Brown not as tenants in common but with the right of survivorship **GRANTEE**, the following described real estate free of encumbrances created or suffered by Grantor except as specifically set forth herein:

**Legal Description:**

LOT 50, LEWIS TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

SITUATE IN THE COUNTY OF KLAMATH, STATE OF OREGON.

PROPERTY ADDRESS: 1407 HOPE STREET, KLAMATH FALLS, OR 97603

SUBJECT TO: THIS CONVEYANCE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY AFFECTING TITLE WHICH MAY APPEAR IN THE PUBLIC RECORD, INCLUDING THOSE SHOWN ON ANY RECORDED PLAT OR SURVEY.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 195.301 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.

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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 195.336 195.301 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.

Reverse Mortgage Funding, LLC as nominee for Wilmington Trust, NA, not in its individual capacity but solely as Trustee for BroadStreet Funding Trust II

By: [Signature] Dated: 6-7-2020

Its: Stephen F. Celona  
Chief Financial Officer

STATE OF New Jersey }  
COUNTY OF Essex } SS:

I certify that I know or have satisfactory evidence that Stephen F. Celona is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she had the authority to as CEO of Reverse Mortgage Funding, LLC as nominee for Wilmington Trust, NA, not in its individual capacity but solely as Trustee for BroadStreet Funding Trust II and was therefore authorized to execute the within and foregoing instrument and acknowledged it to be free and voluntary act and deed of said **Grantor**, Reverse Mortgage Funding, LLC, as nominee for Wilmington Trust, NA, not in its individual capacity but solely as Trustee for BroadStreet Funding Trust II for the uses and purposes mentioned in the instrument.

Dated: 6-7-2020

[Signature: Deborah A. Maddi]  
Notary Public in and for the State of New Jersey  
Residing at 7 Kever Terrace Fairfield N.J.  
My appointment expires: 6-27-2024

