

RECORDING REQUESTED BY:
AmeriTitle

2020-014177

Klamath County, Oregon

11/02/2020 03:50:01 PM

Fee: \$92.00

AND WHEN RECORDED MAIL TO:

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

**Cameron Sherrill
4710 Hilyard Avenue
Klamath Falls, OR 97603**

Escrow No.: OR-10054-LD
Tax ID: R550674

This area reserved for County Recorder

**SPECIAL WARRANTY DEED
(OREGON)**

Flagstar Bank, FSB, Grantor, conveys and specially warrants to Cameron Sherrill and Vanessa Bennett, not as tenants in common but with the right of survivorship

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: 4710 Hilyard Avenue, Klamath Falls, OR 97603

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 \$139,500.00

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: 9/1/2020

Flagstar Bank, FSB by Fay Servicing, LLC as
attorney in fact

By: [Signature]

Name: MARISA BROOKS

Title: PER CUBER

State of FL

County of HAMILTON

On 9/1/2020 before me, Carlos Paz, Notary Public,

personally appeared MARISA BROOKS
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 FL that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)

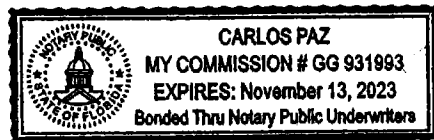


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Northwestern corner of Tract 36, Homedale, a platted subdivision of Klamath County, Oregon; thence South $89^{\circ}48'$ East, along the North line of said Tract 36, a distance of 90.0 feet; thence South $0^{\circ}24'$ West, parallel to the West line of said tract, a distance of 104.52 feet; thence South $46^{\circ}30'$ West, a distance of 49.82 feet, more or less, to the Southwesterly boundary of said tract; thence North $43^{\circ}30'$ West, 78.5 feet, to the Southwesterly corner of said tract; thence North $0^{\circ}24'$ East, along the West boundary of said Tract 36, a distance of 82.23 feet to the point of beginning; being a portion of Tract 36, Homedale.

Excepting Therefrom the Easterly 15 feet at the Northern Boundary, and continuing South on a straight line for a distance of 116.52 feet.