

2023-004062

Klamath County, Oregon

05/26/2023 02:25:01 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:
Christopher G. Gorum, Amy L. Gorum
3424 Emerald Street
Klamath Falls, OR 97601
File No. OR2207132AR

MAIL TAX STATEMENTS TO:
Christopher G. Gorum, Amy L. Gorum
3424 Emerald Street
Klamath Falls, OR 97601

Tax ID No.: 445637

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 18 day of May, 2023, by and between **Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee of RMF Buyout Acquisition Trust 2021-HB1**, located at 3900 Capital City Boulevard, Lansing, MI 48906, hereinafter referred to as Grantor(s) and **Christopher G. Gorum and Amy L. Gorum, husband and wife, as tenants by the entirety**, residing at 3424 Emerald Street, Klamath Falls, OR 97601, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Fifty Six Thousand Five Hundred and 00/100 Dollars (\$256,500.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Klamath County, State of Oregon:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 1542 Dayton Street, Klamath Falls, OR 97603

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 18 day of May, 2023.

Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee of RMF Buyout Acquisition Trust 2021-HB1
By Compu-Link Corporation dba Celink, as Attorney-in-Fact

By: Amy McCain
Print Name: Amy McCain
Title: Compu-Link Vice President - AIF

Power of Attorney recorded on 03/08/2023 as instrument number 2023-001574

STATE OF Michigan
COUNTY OF Clinton

The foregoing instrument was acknowledged before me on this 18 day of May, 2023 by Amy McCain as Asst. Vice President of Compu-Link Corporation dba Celink, as Attorney-in-Fact for Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee of RMF Buyout Acquisition Trust 2021-HB1.

Kristina M. Mireles
Notary Public

Notary Public for State of Michigan

My Commission Expires 9-11-2027

KRISTINA M. MIRELES
NOTARY PUBLIC-STATE OF MICHIGAN
COUNTY OF EATON
My Commission Expires September 11, 2027
Acting in the County of Clinton

EXHIBIT A
LEGAL DESCRIPTION

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

LOT 8 IN BLOCK 3 OF BRYANT TRACTS NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Parcel ID Number: 445637

Property commonly known as: 1542 Dayton Street, Klamath Falls, OR 97603