

2023-005306

Klamath County, Oregon

06/29/2023 03:15:02 PM

Fee: \$92.00



S 882200AM

After recording return to:
ServiceLink Title Company of Oregon,
LLC
1355 Cherrington Pkwy
Moon Township, PA 15108

Until a change is requested,
all tax statements shall be sent
to the following address:
Joshua Myers
34422 SUNDANCE DR
Klamath Falls, OR 97601

STATUTORY SPECIAL WARRANTY DEED

U.S. Bank National Association, as Trustee, for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1998-7, Grantor, conveys and specially warrants to Joshua Myers, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

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

This property is free of encumbrances, EXCEPT:

NONE

The true consideration for this conveyance is EIGHTY NINE THOUSAND AND NINE HUNDRED DOLLARS And No/100 Dollars (\$89,900.00).

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, 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. 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 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated this JUNE 23, 2023

U.S. Bank National Association, as Trustee, for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1998-7 By NewRez LLC/f/k/a, New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing as attorney-in-fact

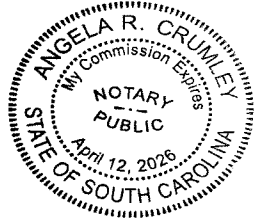
By: 

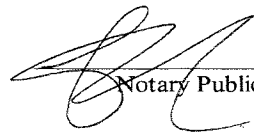
Name LARRY GLANTZ

Its: AVP

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

The foregoing instrument was acknowledged before me on JUNE 23, 20 23 by LARRY GLANTZ its AVP on behalf of U.S. Bank National Association, as Trustee, for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1998-7 By NewRez LLC/f/k/a, New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing as attorney-in-fact who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.




Notary Public ANGELA R. CRUMLEY

File No.: 588220AM
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EXHIBIT "A"
LEGAL DESCRIPTION

Lot 24, Block 32, TRACT 1184 - OREGON SHORES - UNIT 2 -FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.