

580646 AM  
AmeriTitle



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Bryce DeWinter and Cori DeWinter  
[Redacted]

Until a change is requested all tax statements  
shall be sent to the following address:  
Bryce DeWinter and Cori DeWinter  
[Redacted]

File No. 580646AM

SPECIAL WARRANTY DEED

**Lakeview Loan Servicing, LLC,**  
Grantor(s) hereby conveys and specially warrants to  
**Bryce DeWinter and Cori DeWinter, as Tenants by the Entirety,**  
Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:  
**Lot 35 of WEST PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

[Redacted]

The true and actual consideration for this conveyance is \$152,000.00.  
Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

*2023-2024 Real Property Taxes, a lien not yet due and payable*

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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.

Dated this 27 day of July, 2023.

Lakeview Loan Servicing, LLC  
By: Fay Servicing, LLC, as Attorney In Fact

By: [Signature]  
Name: Michael Brooks  
Title: Closing Coordinator

State of Florida } ss.  
County of Hillsborough }

On this 27 day of July, 2023, before me, CRISTAL M. ORTIZ PEREZ a Notary Public in and for said state, personally appeared Michael Brooks, Closing Coordinator for Fay Servicing, LLC known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Lakeview Loan Servicing, LLC, and acknowledged to me that he/she/they subscribed the name of Lakeview Loan Servicing, LLC as principal and his/her own name as Attorney-in-fact.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

[Signature]  
Notary Public for the State of Florida  
Residing at: Hillsborough County  
Commission Expires: 11/9/25

