

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

2024-003990
Klamath County, Oregon
05/21/2024 09:04:02 AM
Fee: \$92.00

Until a change is requested,
all tax statements shall be sent
to the following address:
James Chappell
23631 ROSEWOOD LN
Chiloquin, OR 97624

STATUTORY SPECIAL WARRANTY DEED

U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for RCF 2 Acquisition Trust, Grantor, conveys and specially warrants to James Chappell, 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 CITY OF
CHILOQUIN, COUNTY OF KLAMATH, STATE OF OREGON AND IS DESCRIBED AS
FOLLOWS:

Lot 11 in Block 1 of JUNIPER ACRES, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon

This property is free of encumbrances, EXCEPT:

NONE

The true consideration for this conveyance is Thirty-Five Thousand Dollars And No/100
Dollars (\$35,000.00).

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: 5/1/2024

U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for RCF 2 Acquisition Trust, BY SELENE FINANCE, LP AS ATTORNEY IN FACT

BY: [Signature]

NAME: CODY OVIATT

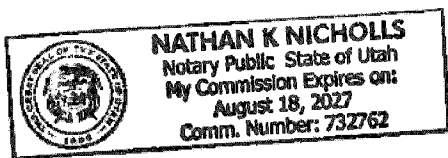
ITS: MANAGER

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.

State of UTAH

County of SALT LAKE

The foregoing instrument was acknowledged before me on MAY 1, 2024 by CODY OVIATT its MANAGER on behalf of **U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for RCF 2 Acquisition Trust, BY SELENE FINANCE, LP 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.



[Signature]
Notary Public