

Commitment Number: 240240903
Seller's Loan Number: 0021392212

After Recording Return To:
CYNTHIA MILLARD
2839 LAKESHORE DR
KLAMATH FALLS, OR 97601

Grantee(s) Tax-Mailing Address:
CYNTHIA MILLARD
2839 LAKESHORE DR
KLAMATH FALLS, OR 97601

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
633791AM 3908-013AD-01800

SPECIAL/LIMITED WARRANTY DEED

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPL2 TRUST, whose mailing address is **3217 S. Decker Lake Dr., Salt Lake City, UT 84119**, hereinafter grantor, for \$68,000.00 (Sixty Eight Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **CYNTHIA MILLARD, A MARRIED WOMAN**, hereinafter grantees, whose tax mailing address is **2839 LAKESHORE DR, KLAMATH FALLS, OR 97601**, the following real property:

Lots 3, 4, 5, 6, 7, 8, 9 and 10 in Block 31 of vacated portion of WEST KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO the W1/2 of the vacated alley adjacent thereto.

TOGETHER WITH the perpetual but non-exclusive easement for roadway purposes over the E1/2 of vacated Second Street adjacent to Lots 3 through 8 inclusive of said Block 31, vacated West Klamath.

Property Address is: 5275 MAHAN AVE, KLAMATH FALLS, OR 97601

Prior instrument reference: **2024-003780**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Executed by the undersigned on Oct 29, 2024:

**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPL2
TRUST, By Select Portfolio Servicing, Inc., as Attorney in Fact**

By:  OCT 29 2024


Name: Terry Boren

Its: Document Control Officer

STATE OF Utah
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me on 29 October, 2024. Before me, Amanda Jennings, a Notary Public of said State and County aforesaid, personally appeared Terry Boren ★ Its Document Control Officer on behalf of **Select Portfolio Servicing, Inc., as Attorney in Fact for WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPL2 TRUST** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Document Control Officer of Select Portfolio Servicing, Inc. its Attorney In Fact, and that he or she executed the foregoing instrument for the purposes contained herein by personally signing the above described instrument.

★ Personally Known


Notary Public
Amanda Jennings

