

2025-002789

Klamath County, Oregon

04/17/2025 08:24:01 AM

Fee: \$97.00

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

*This space reserved for use by
Recording Office*

After recording return to:

ORS 205.234(1)(c)

TIMIOS, INC.

ATTN: REO RECORDING

2301 W. PLANO PKWY. SUITE 215

PLANO TX 75075

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

SPECIAL WARRANTY DEED

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

LAKEVIEW LOAN SERVICING, LLC

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

DAVID REID

SHERRY ARNOTT

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ 180,000.00

Other: N/A

5. Send tax statements to:

ORS 205.234(1)(e)

DAVID REID & SHERRY ARNOTT

3636 VALLEY QUAIL LANE

KLAMATH FALLS, OR 97603

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐ FULL

☐ PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$ 0.00

8. Previously recorded document reference: TRUSTEE DEED REC. 12/09/2024 AS INSTR#2024-010600

9. If this instrument is being re-recorded complete the following statement:

ORS 205.244(2)

"Rerecorded at the request of _____

to correct

previously recorded in book _____ and page _____, or as fee number _____."

Recordation Requested By/Return to:
TIMIOS, INC.
REO RECORDING
2301 W PLANO PARKWAY #215
PLANO, TX 75075
File No. 36-426873

Send Tax Notices to:
DAVID REID AND SHERRY ARNOTT
3636 VALLEY QUAIL LANE
KLAMATH FALLS, OR 97603

**SPECIAL WARRANTY DEED
(OREGON)**

THIS DEED executed this 8th day of April, 2025, **LAKEVIEW LOAN SERVICING, LLC** of 475 CROSSPOINT PKWY, GETZVILLE, NY 14068, Grantor, conveys and specially warrant(s) to **DAVID REID AND SHERRY ARNOTT** of 3636 VALLEY QUAIL LANE, KLAMATH FALLS, OR 97603, Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY ADDRESS: 3643 HOPE ST, KLAMATH FALLS, OR 97603-7515

Tax Parcel No.: 552397

This property is free of all encumbrances created, EXCEPT:

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

The true consideration for this conveyance is **One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00)**.

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.

Dated: April 8th 2025

M&T BANK AS ATTORNEY IN-FACT FOR LAKEVIEW LOAN SERVICING, LLC

By: Nichole Murray
Name: Nichole Murray
Title: VP

STATE OF New York)) SS.
COUNTY OF Erie)

On this day, April 8, 2025 before me, a Notary Public, duly commissioned, qualified and acting, with and for said County and State, appeared in person the within named Nichole Murray to me represent that he/she was the VP of M&T Bank as attorney in fact for Lakeview Loan Servicing, LLC, under so empowered by Power of Attorney to execute the foregoing instrument, and had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

Dated: April 8, 2025

(Seal/Stamp)

CARMEN ARUVALI
Notary Public, State of New York
Qualified in Erie County
My Commission Expires March 7, 2026

Carmen Aruvali

Notary Public

My Appointment Expires: 3-7-2026

This Instrument Prepared By:
DALE SMITH OR Bar No. 79398
o/b/o BC LAW FIRM, P.A.
61141 S HWY 97 PMB 306
BEND, OR 97702

Exhibit "A"
Legal Description

A parcel of land situated in the S1/2 SE1/4 NW1/4, Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin marking the southeast corner of the SE1/4 NW1/4 of said Section 11, said point being the Northeast corner of "Perry's Addition to Lloyds Tracts" Subdivision; thence South 89 degrees 50' West along the South line of the S1/2 SE1/4 NW1/4 of said Section 11, said line being the North line of "Perry's Addition to Lloyds Tracts" Subdivision a distance of 141.90 feet to an iron pin on the Easterly right of way line of Hope Street; thence North 0 degrees 17' East along the Easterly line of Hope Street a distance of 470.43 feet to a point; and the true point of beginning of the tract to be hereinafter described, thence North 89 degrees 50' East 142.79 feet, more or less, to the East line of the S1/2 SE1/4 NW1/4 of said Section 11; thence North 0 degrees 23' 33" East along the East line of the S1/2 SE1/4 NW1/4 of said Section 11, 94.81 feet to a point; thence South 89 degrees 54' 15" West 142.97 feet, more or less to a point on the East line of Hope Street; thence South 0 degrees 17' West along the East line of Hope Street 95 feet to the true point of beginning.