

2025-004284

Klamath County, Oregon

06/05/2025 01:05:02 PM

Fee: \$102.00

When Recorded Mail To:

Roy Babb

P.O. Box 81
Paisley, OR 97636

Tax Statements Should Be Sent To:

Roy Babb

P.O. Box 81
Paisley, OR 97636
PR1-112323636-1

SPECIAL WARRANTY DEED

THIS AGREEMENT, made between **U.S. Bank Trust National Association, as Trustee of the LB-Ranch Series V Trust by SN Servicing Corporation its Attorney in Fact**, whose mailing address is **323 Fifth Street, Eureka, CA 95501**, the Grantor, and **Roy Babb**, whose address is

P.O. Box 81, Paisley, OR 97636, Grantee, WITNESSETH, that for the Grantor for and in consideration of the sum of **Eighty Thousand and 00/100 Dollars (\$80,000.00)** and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does CONVEY unto the Grantee, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Klamath, and State of Oregon known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

Parcel(s) ID: **607196, 607221**

Address of the Real Estate: **31535 Union Street, Bonanza, Oregon, 97623**

Together with all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the same unto said the Grantee, its heirs and assigns, in fee simple forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, it's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

The Grantor certifies that the Grantor does not know of any wells on the described real property.

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, said the Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____, the day and year first below written.

**U.S. Bank Trust National Association, as
Trustee of the LB-Ranch Series V Trust by SN
Servicing Corporation its Attorney in Fact**

By: [Signature]

Allison Holland ~~Executive Vice President~~

OF SN SERVICING CORPORATION, AS
ATTORNEY IN FACT FOR U.S. BANK
TRUST NATIONAL ASSOCIATION, AS
TRUSTEE OF THE LB-RANCH SERIES V
TRUST

[illegible]

Please see the attached California notarial certificate.

I, _____, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such _____ of **SN Servicing Corporation**, its Attorney in Fact for **U.S. Bank Trust National Association, as Trustee of the LB-Ranch Series V Trust**, signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.

Thank you.

California

Given under my hand and official seal, this _____ day of _____, 2025.

Notary Public

My Commission Expires: _____

ACKNOWLEDGEMENT

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 CALIFORNIA

) ss.

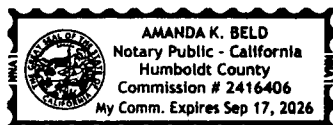
COUNTY OF HUMBOLDT

On MAY 13 2025, before me, Amanda K. Beld, Notary Public, personally appeared Allison Holland, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Seal]





Notary Public: Amanda K. Beld
My Comm. Expires: Sep 17 2026

Exhibit A

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

Parcel 1:

Lots 1, 2, 3 and the East 1/3 of Lot 4, in Block 74, Bowne addition to the City of Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

West 3/4 of Lot 4 through the East 2/3 of Lot 7, and Lots 11 through West 10 feet of Lot 15, in Block 4, Bowne addition to the City of Bonanza, according to the official plat thereof on file in the office of the County of Klamath County, Oregon.

More accurately described as:

Lots 1, 2, 3, 4, 5, 6 and the East 16.67 feet of Lot 7, and all of Lots 11, 12, 13, 14 and the West 10 feet of Lot 15, Block 74, Bowne addition to the City of Bonanza, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel ID:607196

Commonly known as 31535 Union St, Bonanza, OR 97623
However, by showing this address no additional coverage is provided