

2025-005341  
Klamath County, Oregon  
06/30/2025 10:41:01 AM  
Fee: \$102.00

File Number 1061524

Please return after recording to:  
Vendor Connect, LLC  
295 E. Renfro Suite 300, Burleson, TX 76028

Mail tax statement to:  
Michael L. McKay and Amy E. McKay  
4756 Shasta Way, Klamath Falls, OR, 97603

### Special Warranty Deed

Longbridge Financial, LLC ("Grantor") conveys and specially warrants to Michael L. McKay and Amy E. McKay ("Grantee"), the following described real property, free of encumbrances created or suffered by the Grantor, except as specifically set forth herein:

The real property more fully described in Exhibit "A," attached hereto and incorporated herein for all purposes.

The true consideration for this conveyance is \$140,000.00.

THIS INSTRUMENT WILL 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 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,

America Title 1065746 Stewart 2652157

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 26 day of JUNE, 2025.

[Signature Page Follows]

GRANTOR:

Longbridge Financial, LLC

By: PHH MORTGAGE CORPORATION DBA PHH MORTGAGE SERVICES, as  
Attorney-In-Fact for Longbridge Financial, LLC



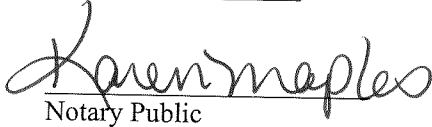
By: TAWANA MAXWELL  
Its: AUTH SIGNER

**ACKNOWLEDGMENT**

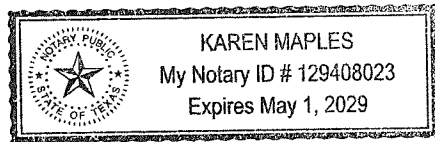
STATE OF TEXAS )  
 )  
COUNTY OF HARRIS )

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared TAWANA MAXWELL, the AUTH SIGNER of PHH MORTGAGE CORPORATION DBA PHH MORTGAGE SERVICES, Attorney-in-Fact for Longbridge Financial, LLC, known to me (or proved to me on the oath of \_\_\_\_\_ or through TXDL (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 26 day of JUNE, 2025.

  
Notary Public

My Commission Expires: 05/01/2029



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## **Exhibit “A”**

The North 80 feet of TRACT No. 58, all of TRACT NO. 63, PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

*Commonly known as: 4756 Shasta Way, Klamath Falls, Oregon 97603*

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.