

2025-005512

Klamath County, Oregon

07/03/2025 08:47:01 AM

Fee: \$102.00

Recordation Requested By/Return to:

TITLEMAX

88 SILVA LANE

MIDDLETOWN, RI 02842

File No. CSA-REO-372965

Send Tax Notices to:

JEFFREY DERR

346 CHERRY AVENUE

CHIMACUM, WA 98325

**SPECIAL WARRANTY DEED
(OREGON)**

THIS DEED executed this 10th day of June, 2025, **U. S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR TOWD POINT MORTGAGE TRUST 2021-1** Grantor, conveys and specially warrant(s) to **JEFFREY DERR, A SINGLE PERSON** Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

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

A PORTION OF THE SW 1/4 NW 1/4, SECTION 23, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED BY AN IRON PIN ON THE NORTH LINE OF THE KLAMATH FALLS-ASHLAND HIGHWAY AND DISTANT ALONG SAID LINE OF HIGHWAY 277.9 FEET FROM INTERSECTION OF SAID LINE AND THE EAST LINE OF SAID SW 1/4 NW 1/4, THENCE SOUTHWESTERLY ALONG SAID LINE OF HIGHWAY 650 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY HEREIN CONVEYED, THENCE NORTH 35° WEST 400 FEET, THENCE SOUTHWESTERLY AND PARALLEL TO SAID LINE OF HIGHWAY 230 FEET MORE OR LESS, TO THE INTERSECTION WITH A LINE RUNNING NORTH 40° WEST FROM A POINT ON THE HIGHWAY; 200 FEET SOUTHWESTERLY FROM THE POINT OF BEGINNING, THENCE SOUTH 40° EAST 400 FEET TO THE SAID LINE OF HIGHWAY, THENCE NORTHEASTERLY ALONG SAID LINE OF HIGHWAY, 200 FEET TO THE PLACE OF BEGINNING.

Tax Parcel No.: 498018

This instrument was prepared without the benefit of a title examination.

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 Ninety-Four Thousand and 00/100 Dollars (\$94,000.00).

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.

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Dated: 6/10/2025

U. S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR TOWD POINT MORTGAGE TRUST 2021-1 BY CARRINGTON MORTGAGE SERVICES LLC, AS ATTORNEY IN FACT

By: Kenneth Hung Keon Ho

Its: Post Foreclosure Manager
Carrington Mortgage Services, LLC Attorney in Fact

STATE OF _____)

) SS.

COUNTY OF _____)

This instrument was acknowledged before me on _____ by _____ of CARRINGTON MORTGAGE SERVICES LLC, as attorney in fact for U. S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR TOWD POINT MORTGAGE TRUST 2021-1, its _____.

Dated: _____

(Seal/Stamp)

See Attached

Notary Public

My Appointment Expires: _____

This Instrument Prepared By:
DALE SMITH OR Bar No. 79398
o/b/o BC LAW FIRM, P.A.
1711 WILLAMETTE ST. #301-737
EUGENE, OR 97401

CALIFORNIA ALL-PURPOSE 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 }
County of Orange }

On June 10th 2025 before me, Rebecca Payetta, Notary Public, personally appeared,
Kenneth Hung Keen Ho, 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 State of California that the foregoing
paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE _____

REBECCA PAYETTA

PLACE NOTARY SEAL ABOVE

Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document
and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other than Named Above: _____