

2025-006419

Klamath County, Oregon

07/24/2025 02:19:01 PM

Fee: \$97.00

AFTER RECORDING RETURN TO:

Timios, Inc. Attn: REO Recording
2301 W Plano Parkway #215
Plano, TX 75075
File No. 36-361231

MAIL TAX STATEMENTS TO:

VIVIAN BAILEY
3142 Summers Lane
Klamath Falls, OR 97603

Tax ID No.: 3909-010AA-03800

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 20th day of May, 2025, by and between **OLIT 2024-HB2 ALTERNATIVE HOLDINGS, LLC** located at 14405 Walters Road, Suite 200, Houston, TX 77014, hereinafter referred to as Grantor(s) and **VIVIAN BAILEY** residing at 4770 Shasta Way, Klamath Falls, OR 97603, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Twenty Thousand Two Hundred Seventy Five and 00/100 Dollars (\$220,275.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Klamath County, State of OR:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 3142 Summers Lane, Klamath Falls, OR 97603

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.


TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

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, the said Grantor has hereunto set their hand and seal on this 20 day of MAY, 2025.

PHH Mortgage Corporation as Attorney in Fact for OLIT 2024-HB2 Alternative Holdings, LLC


Name: RANDALL REYNOLDS
Title: AUTH SIGNER

STATE OF TEXAS
COUNTY OF HARRIS

The foregoing instrument was acknowledged before me on this 20 day of MAY, 2025 by RANDALL REYNOLDS as AUTH SIGNER of **PHH Mortgage Corporation as Attorney in Fact for OLIT 2024-HB2 Alternative Holdings, LLC.**


Notary Public
Notary Public for State of TEXAS
My Commission Expires: 05/01/2029

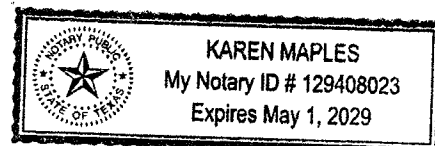


EXHIBIT A
LEGAL DESCRIPTION

A tract of land situated in the NE1/4 of the NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the Westerly right of way line of Summers Lane which lies South 89°40' West a distance of 30.0 feet and North 1°12' West a distance of 616.4 feet from an iron pin in the center of Summers Lane which marks the Southeast corner of the NE1/4 of the NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence continuing North 1°12' West along the Westerly right of way line of Summers Lane a distance of 83.0 feet to an iron pin; thence South 89°40' West a distance of 279.5 feet to an iron pin on the Easterly right of way line of the U.S.R.S. Drain; thence following the Easterly right of way line of the U.S.R.S. Drain South 30°38' East a distance of 73.0 feet to an iron pin and South 4°22' East a distance of 20.2 feet to an iron pin; thence North 89°40' East a distance of 242.5 feet, more or less, to the point of beginning, said tract in the NE1/4 of the NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian.

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