

2013-004211

Klamath County, Oregon

04/22/2013 09:57:55 AM

Fee: \$42.00

MTC 96469

RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

GRANTOR:

NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY,
A DELAWARE LIMITED LIABILITY COMPANY

GRANTEE:

Mark Mcalister
5966 Dark Hollow
Medford, OR 97501

SEND TAX STATEMENTS TO:

Mark Mcalister
5966 Dark Hollow
Medford, OR 97501

AFTER RECORDING RETURN TO:

Mark Mcalister
5966 Dark Hollow
Medford, OR 97501
Escrow No: 20130069334-FTPOR03
136995 5th Street
Crescent, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,
A DELAWARE LIMITED LIABILITY COMPANY Grantor, conveys and specially warrants to Mark
Mcalister

Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below: and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in Klamath County, Instrument No. 2011-1274, except as specifically set forth below.

136995 5th St. Crescent, OR 97733

Lots 7,8 and 9, Block 26, CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is \$57,750.00.

ENCUMBRANCES:

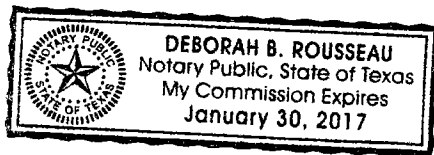
Save and Except: Taxes, covenants, conditions, restrictions, easements, rights of way, homeowners association assessments, if any, and other matters now of record.

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.

20130069334-FTPOR03
Deed (Special Warranty – Statutory Form)

42 AMT

Dated 4/11/13; if a corporate grantor, it has caused its name to be signed by order of its board of directors.



NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY,
A DELAWARE LIMITED LIABILITY COMPANY

BY: Kelly Fender
NAME: Kelly Fender
TITLE: REO Manager

State of OREGON

County of Klamath

This instrument was acknowledged before me on April 11, 2013 by
Kelly Fender as REO Manager
of Champion Mortgage

[Signature]
Notary Public - State of Oregon

My commission expires: 1-30-17