

WTC 97833
After recording return to:
Kenneth J Olmstead
5449 Benchood
Klamath Falls, OR 97603

2013-005875
Klamath County, Oregon
05/24/2013 12:33:24 PM
Fee: \$42.00

Until a change is requested, all tax statements
shall be sent to the following address:
Kenneth J Olmstead
5449 Benchood
Klamath Falls, OR 97603

STATUTORY SPECIAL WARRANTY DEED

Nationstar Mortgage LLC, a Delaware Limited Liability Company, Grantor, conveys and specially warrants to Kenneth J Olmstead, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This property is free of encumbrances created or suffered by the Grantor, EXCEPT: those on Exhibit B

The true consideration for this conveyance is one hundred thirty-eight thousand and NO/100 (\$138,000.00).

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, OF CHAPTER 424, OREGON LAWS 2007, AND 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 THE 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, OF CHAPTER 424, UNDER OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated

Nationstar Mortgage LLC

BY: Kelly Fengler RED Manager

STATE OF Texas

COUNTY OF Denton

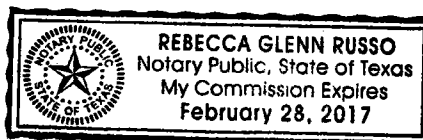
The foregoing instrument was acknowledged before me this 21st day of May, 2013.

By: Kelly Fengler
as RED Manager, of Nationstar Mortgage, on behalf of the corporation.

Rebecca Glenn Russo

Notary Public for Texas

My Commission Expires: 2/28/2017



4/22/13

EXHIBIT "A"
Legal Description

UNIT 17 TRACT 1381 - THE HARBOR ISLES GOLF COURSE CONDOMINIUM - STAGE 10, together with the general and limited common elements pertaining thereto, as provided in the Supplemental Declaration Submitting Stage 10 of Harbor Isles Golf Course Condominium to Condominium Ownership, recorded the 7th day of November, 2000 in the Records of Klamath County, Oregon. The land included within such property is described in Exhibit A to the supplemental Declaration and such description is incorporated herein by reference.

Tax Account No(s). R886770

EXHIBIT "B"

Rules, regulations, levies and assessments, of the Harbor Isles Homeowner's Association.

Subject to the terms and provisions of that certain Agreement dated September 25, 1913 and recorded in Volume 41, page 60, Deed Records of Klamath County, Oregon, by and between the Klamath Development Co. and Pelican Bay Lumber Co.

Grant of Right of Way, subject to the terms and provisions thereof,

Dated: December 10, 1948
Recorded: January 11, 1949
Volume: 228, page 12, Deed Records of Klamath County, Oregon
In favor of: The California Oregon Power Company
For: Pole and wire lines

Reservations and restrictions, including the terms and provisions thereof in Deed given by DiGiorgio Fruit Corporation, to Pacific Power & Light Company.

Dated: September 6, 1962
Recorded: October 10, 1962
Volume: 340, page 608, Deed Records of Klamath County, Oregon
"RESERVING unto the Grantor, a one hundred percent (100%) interest in and to all oil and gas and other minerals of whatsoever nature found in or located upon or under the land or premises above described or that may be produced thereof."

Grant of Right of Way, subject to the terms and provisions thereof,

Dated: May 27, 1964
Recorded: June 3, 1964
Volume: 353, page 299, Deed Records of Klamath County, Oregon
In favor of: Pacific Power & Light Company
For: Pole and wire lines and other facilities

Creation of Public Utility Easement, subject to the terms and provisions thereof;

Dated: February 12, 1999
Recorded: February 17, 1999
Volume: M99, page 5411, Microfilm Records of Klamath County, Oregon

Creation of Sanitary Sewer Easement, subject to the terms and provisions thereof;

Dated: February 25, 1999
Recorded: February 25, 1999
Volume: M99, page 6657, Microfilm Records of Klamath County, Oregon

Reservations as contained on recorded plat as follows:

UNIT BOUNDARIES:

Living area and garage area: horizontally, each unit shall consist of an area bounded by the interior side of the framework of the exterior walls of the building, vertically, each unit shall consist of the space between the underside framework of the roof and the topside of the subfloor in the living area, and between the underside framework of the roof and the topside of the finished floor in the garage area. All pipes, conduits, wires, furnaces, hot water heaters, lights, electrical fixtures and bulbs, appliances, sinks, bathtubs, and the like, from the exterior siding in, whether located within common element space or unit boundary space are part of the unit. The air conditioning unit located outside each unit is also part of this unit.

Declaration Submitting the Harbor Isles Golf Course Condominium to Condominium Ownership,

Recorded: January 9, 1995
Volume: M95, page 541, Microfilm Records of Klamath County, Oregon

Supplemental Declaration Submitting Stage 10 of the Harbor Isles Golf Course Condominium to Condominium Ownership,

Recorded: November 7, 2000
Volume: M00, page 40322, Microfilm Records of Klamath County, Oregon