

MC95087

2014-005338

Klamath County, Oregon

05/19/2014 09:26:54 AM

Fee: \$52.00

RECORDING COVER SHEET

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Shapiro & Sutherland, LLC

7632 SW Durham Road, Suite 350

Tigard, Oregon 97224

S&S File No. 12-110942

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

☒ X

Warranty Deed

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Nationstar Mortgage LLC

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Federal Home Loan Mortgage Corporation

4) TRUE AND ACTUAL CONSIDERATION | 5) SEND TAX STATEMENTS TO:

ORS 93.030(5) – Amount in dollars or other

Federal Home Loan Mortgage Corporation

ATTN: REO Department

\$10.00 Other

8200 Jones Branch Drive

McLean, VA 22102-3110

6) SATISFACTION of ORDER or WARRANT | 7) The amount of the monetary

ORS 205.125(1)(e)

| obligation imposed by the order

CHECK ONE: FULL

| or warrant. ORS 205.125(1)(c)

(If applicable) PARTIAL

| \$

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with

ORS 205.244: "RERECORDED AT THE REQUEST OF _____ TO

CORRECT _____ PREVIOUSLY RECORDED IN BOOK _____ AND

PAGE _____, OR AS FEE NUMBER _____."

\$52.00

AFTER RECORDING RETURN TO:
Shapiro & Sutherland, LLC
7632 SW Durham Road, Suite 350
Tigard, Oregon 97224
Telephone: (360) 260-2253
12-110942

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Nationstar Mortgage LLC, whose address is 350 Highland Dr., Lewisville, Texas 75067, herein after called the grantor, for the consideration hereinafter stated, to grantor paid by Federal Home Loan Mortgage Corporation, hereinafter called the grantee, does hereby bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditament and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 33 and 34 and the E 1/2 of Lot 32, Block 6, St. Francis Park, in the County of Klamath, State of Oregon, according to the Official Plat thereof on File in the Office of the County Clerk of Klamath County, Oregon.

more commonly known as: 4659 Cannon Avenue, Klamath Falls, OR 97603

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except covenants, conditions, restrictions and easements of record and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00 (TEN DOLLARS). However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

SEND FUTURE TAX STATEMENTS TO:
Federal Home Loan Mortgage Corporation
ATTN: REO Department
8200 Jones Branch Drive
McLean, VA 22102-3110

CONSIDERATION AMOUNT: \$10.00

In Witness Whereof, the grantor has executed this instrument this 7th day of May, in the year 2014; if a corporate grantor, it has caused its name to be signed by its officers or attorney-in-fact, duly authorized thereto by order of its board of directors.

Nationstar Mortgage LLC

[Signature] 5-7-14
Name: **Demetrice Person**
Title: **Assistant Secretary**

[Signature] 5-7-14
Name: **Christina Journet**
Title: **Assistant Secretary**

Before signing or accepting this instrument, the person transferring fee title should inquire about the person's right, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon Laws 2007, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009. 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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009.

STATE OF TEXAS)
) ss.
County of Denton)

On this 7th day of May, 2014, personally appeared Demetrice Person and [Signature] who, being duly sworn each for himself and not one for the other, did say that the former is the Assistant Secretary and that the latter is the Assistant Secretary of Nationstar Mortgage LLC, a company, and that said instrument was signed on behalf of said company by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

[Signature]
Notary Public
My Commission Expires: 11-2-16

S&S # 12-110942

