

**RECORDING COVER SHEET (Please Print or Type)**

This cover sheet has been prepared by the person presenting the attached 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.

**THIS SPACE RESERVED FOR  
USE BY THE COUNTY  
RECORDING OFFICE**

**AFTER RECORDING RETURN TO:**

**NATIONSTAR MORTGAGE LLC  
350 HIGHLAND DRIVE  
LEWISVILLE, TX 75067**



DIL # 000001-152668

**TITLE(S) OF THE TRANSACTION(S) ORS 205.234a  
WARRANTY DEED IN LIEU OF FORECLOSURE**

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

**Grantor**

SHARON R. SCHIPPER  
5186 HOYT STREET  
ARVADA, CO 80002

**INDIRECT PARTY / GRANTEE(S) ORS 205.125(1) and 205.160:**

**Grantee:**

NATIONSTAR MORTGAGE LLC  
350 HIGHLAND DRIVE  
LEWISVILLE, TX 75067

**TRUE AND ACTUAL CONSIDERATION ORS 93.030: \$136,270.80**

**SEND TAX STATEMENTS TO:**

NATIONSTAR MORTGAGE LLC  
350 HIGHLAND DRIVE  
LEWISVILLE, TX 75067

Recorded Requested By  
And When Recorded Mail To:

NATIONSTAR MORTGAGE LLC  
350 HIGHLAND DRIVE  
LEWISVILLE, TX 75067

DIL No: 000001-152668  
Loan No: 0601795966

**WARRANTY DEED IN LIEU OF FORECLOSURE**

FOR VALUE RECEIVED, SHARON R. SCHIPPER, A WIDOW, as grantor, do hereby Grant, Warrant, Sell and Convey unto NATIONSTAR MORTGAGE LLC, The Grantee, the following described real estate free of encumbrances (except as set forth herein), to-wit:

**SEE ATTACHED EXHIBIT "A"**

This Deed is an absolute conveyance of title, in effect as well as in form and is not intended as a mortgage, trust conveyance, or security of any kind. The consideration hereto existing on account of the Deed of Trust on said land recorded on October 15, 2009 as Volume No. 2009-013433, book N/A, page N/A records of KLAMATH County, OREGON. This Deed completely satisfies said Deed of Trust and Note secured thereby, and any effect thereof in all respects.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee their successors, heir and assigns forever. And the Grantors do hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that they are free from all encumbrances and that they will warrant and defend the same from all lawful claims whatsoever.

DATED: 8 Nov 2013

SIGNATURE OF GRANTOR(S):

Sharon R Schipper  
SHARON R. SCHIPPER

State of Colorado

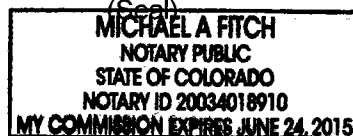
County of Jefferson

On 8 Nov 2013 before me, Michael A. Fitch,

a Notary Public, personally appeared Sharon R. Schipper,

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 the State of Colorado that the foregoing paragraph is true and correct. WITNESS my hand and official seal

Signature Michael A. Fitch (Notary)



**EXHIBIT "A"**

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 12, SAID TOWNSHIP AND RANGE; THENCE NORTH 87°46' EAST 1336.5 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 87°46' EAST 23.1 FEET TO A POINT; THENCE SOUTH 89°53' EAST 126.9 FEET TO A POINT; THENCE SOUTH 0°13' EAST 205.73 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF PARCEL CONVEYED TO TUBACH, VOLUME M67, PAGE 2775, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTH 89°47' WEST ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 120.0 FEET TO THE EAST RIGHT OF WAY LINE OF PATTERSON STREET; THENCE CONTINUING SOUTH 89°47' WEST TO A POINT IN THE CENTER LINE OF PATTERSON STREET; THENCE NORTH 0°13' WEST ALONG THE CENTER LINE OF PATTERSON STREET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF PATTERSON STREET AND HILYARD AVENUE IN VALLEY VIEW ADDITION, DEDICATED FOR STREET PURPOSES.

**Recorded Requested By  
And When Recorded Mail To:**

**NATIONSTAR MORTGAGE LLC  
350 HIGHLAND DRIVE  
LEWISVILLE, TX 75067**

DIL No: **000001-152668**  
Loan No: **0601795966**

**ESTOPPEL AFFIDAVIT**

**SHARON R. SCHIPPER, A WIDOW** being first duly sworn, dispose and say: That they are the identical parties who made, executed and delivered that certain Warranty Deed to **NATIONSTAR MORTGAGE LLC**, dated 11/8/2013 conveying the following described property to wit:

**SEE ATTACHED EXHIBIT "A"**

That the aforementioned Deed was an absolute conveyance of the title to said land to the Grantees named therein. In effect as well as in form, and was not and is not intended as a Deed of Trust, Mortgage, Contract of security of any kind, and that possession of said land has been surrendered to the said Grantee.

That this consideration in the aforesaid Deed was and is payment to us of the sum of ONE DOLLAR by the Grantees named therein receipt of which is hereby acknowledged, together with full cancellation of all debts, obligation, costs and charges, heretofore existing under and by virtue of the terms of that certain Note secured by the undersigned Deed of Trust heretofore existing on the property herein and hereinbefore described.

That said Note and Deed of Trust were executed by **SHARON R. SCHIPPER, WIDOW** as Grantor to **PACIFIC NORTHWEST COMPANY OF OREGON, INC.**, as original trustee for the benefit and security of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR QUICKEN LOANS INC.**, as beneficiary, recorded on **October 15, 2009** as Volume No. **2009-013433**, book **N/A**, page **N/A** records of **KLAMATH** County, OREGON.

We have defaulted under the terms of said Note and Deed of Trust. All notice provisions have been complied with and all grace periods have either expired or have been waived by us and the Lender has declared the Note and all indebtedness under the Note and Deed of Trust due and payable according to the terms thereof and the laws of the State of Oregon.

That in offering to execute the aforesaid Deed to the Grantees therein, and in executing the same, we were not acting under any misapprehension as to the effects thereof, nor under duress, undue influence or misrepresentation by the Grantees or the agent or attorney of the Grantees in said Deed. That the aforesaid Deed was made as a result of our request that the Grantees accept such Deed and was our free and voluntary act. Also by executing said Warranty Deed to Grantee's herein, we agree to vacate said premises within ten (10) days of the undersigned date.

That at the time of making said Deed we felt, and still feel, that the Note and Deed of Trust above mentioned represented a fair value of the property so deeded.

That we are solvent and have no other creditors whose rights would be prejudiced by said conveyance. The Deed was not given as preference against any other of our creditors.

**ESTOPPEL AFFIDAVIT**  
**PAGE 2**

That at the time it was given there were no other persons, firms or corporations other than the Grantees therein named interested either directly or indirectly in said land and personal property, and that we are not obligated upon any bond or other Mortgage or Deed of Trust or Contract where any lien has been created or exists against the premises described in said Deed.

That it was our intentions Grantors to convey, and by said Deed did convey to the Grantees therein, all our right, title and interest absolutely in and to the land in said Deed. This Affidavit was made for the protection and benefit of the aforesaid Grantees in said Deed, their successors and assigns, and all other parties hereinafter dealing with or who may acquire an interest in the property described therein and shall bind the respective heirs, executors, administrators and assigns of the undersigned.

DATED: 8 Nov 2013

Sharon R Schipper  
SHARON R. SCHIPPER

State of Colorado  
County of Jefferson

On 8 Nov 2013 before me, Michael A. Fitch

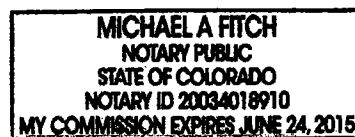
a Notary Public, personally appeared

Sharon R Schipper  
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 the State of Colorado that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature Michael A. Fitch (Notary)

(Seal)



**EXHIBIT "A"**

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