

1st 2265746-MT

2014-009078
Klamath County, Oregon
09/02/2014 02:12:05 PM
Fee: \$47.00



After recording return to:
Christopher A Cook
11830 Ground Court
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Christopher A Cook
11830 Ground Court
Klamath Falls, OR 97601

File No.: 7021-2265746 (MT)
Date: August 27, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED

Nationstar Mortgage LLC, Grantor, conveys and specially warrants to **Christopher A Cook**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lots 9 and 10, Block 21, Industrial Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. 2014/2015 Real property taxes; a lien not yet due and payable.

The true consideration for this conveyance is **\$22,000.00**. (Here comply with requirements of ORS 93.030)

F.
52.00

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, 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.

Dated this 27 day of August, 2014.

Nationstar Mortgage LLC

By: Jerry Mills
ASST. Secretary

STATE OF Co.)

County of Douglas) ss.

This instrument was acknowledged before me on this 27 day of August, 2014 by Jerry Mills as ASST. Secretary of Nationstar Mortgage LLC, on behalf of the .

LISA ANN HETTINGER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20134055571
MY COMMISSION EXPIRES AUGUST 28, 2017

Notary Public for _____
My commission expires: _____

LISA ANN HETTINGER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20134055571
MY COMMISSION EXPIRES AUGUST 28, 2017