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Recording Requested By:  
Nationstar Mortgage, LLC  
350 Highland Dr., Lewisville, TX 75067

2014-012817  
Klamath County, Oregon  
12/11/2014 03:09:40 PM  
Fee: \$57.00

And When Recorded Mail To:

Professional Escrow Services LLC  
2208 NW Market St. Ste 420  
Seattle, WA 98107

DIL No.: 6000.905  
Loan No.: 0599501152

### WARRANTY DEED IN LIEU OF FORECLOSURE

FOR VALUE RECEIVED, John Schlesinger, a single man as **Grantor**, do hereby Grant, Bargain, Sell and Convey unto Nationstar Mortgage, LLC, as **Grantee**, the following described real estate free of encumbrances (except as set forth herein), to-wit:

Lots 9 and 10 of Block 27, SECOND 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.,

Parcel ID: R214379

This Warranty 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 January 26, 2005 as book M05, page 05785, in the official records of Klamath County, Oregon. This Warranty Deed completely satisfies said Deed of Trust and Note secured thereby, and any effect thereof in all respects.

The beneficial interest under said Deed of Trust has been assigned to Nationstar Mortgage, LLC.

RECORDED ON July 2, 2013 IN BOOK AS PAGE 2013-007503.  
BUT IT IS HEREBY EXPRESSLY ACKNOWLEDGED AND AGREED THAT:

A. This Warranty Deed, and the conveyances being made hereby, are being executed, delivered and accepted in lieu of foreclosure, and that the same shall be interpreted and construed as an absolute conveyance to Grantee of all right, title and interest in the Property, including specifically but without limitation, any equity or rights of redemption of Grantors therein or thereto.

B. The Deed of Trust executed by John Schlesinger, Trustor, to Regional Trustee Services Corp., as Trustee, Mortgage Electronic Registration Systems, Inc. solely as nominee for GN Mortgage, LLC, as Beneficiary, dated January 19, 2005 and recorded January 26, 2005 at Book M05 at Page Number 05785 of official records, Klamath County, Oregon, IS NOT RELEASED or RELINQUISHED in any manner or respect whatsoever, which lien shall remain valid and continuous and in full force and effect, unless and until reconveyed by written instrument (the "Reconveyance") executed by Trustee, or its successors and assigns, and recorded with the Register of Deeds of Klamath County, Oregon, which Reconveyance may be made in the exercise of Grantee's sole discretion.

C. There shall not in any event be a merger of any of Grantee's lien with the title or other interest of Grantee by virtue of this conveyance and the parties expressly provide that each such interest in the liens and title shall be, and remain at all times SEPARATE and DISTINCT.

D. The title and other interest of Grantee in the Property under this Warranty Deed will not merge with the security interests of Grantee in the Property under the liens and that for purposes of priority as between (i) intervening or inferior liens, claims, or encumbrances on or against the Property, and (ii) the lien and any and all rights of Grantee to exercise its remedies of foreclosure by judicial foreclosure of any of the lien or any other remedies are expressly preserved hereby and for purposes of any applicable time-bar defenses, the same are expressly extended as evidenced by this

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instrument.

E. The priority of the Grantee's lien is intended to be and shall remain in full force and effect and nothing herein or in any instruments executed in connection herewith shall be construed to subordinate the priority of Grantee's lien to any other liens or encumbrances whatsoever.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee their successors, heirs 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: 9/25/2013

SIGNATURE OF GRANTOR(S)

John Schlesinger  
John Schlesinger

State of OREGON )  
County of CLATSOP )

On 25 day of Sept, 2013, before me, Jerry J Peacore, a Notary Public, personally appeared John Schlesinger, a single man who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his 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 OREGON that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

(Seal)

Signature

Jerry J Peacore

