

187 2249184 - LW
AFTER RECORDING MAIL TO:

2014-013401
Klamath County, Oregon
12/30/2014 12:19:28 PM
Fee: \$47.00

Buyer Tyler Simington
Address 4903 Lorrayne Pl
City, State, Zip Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Buyer Tyler Simington
Address 4903 Lorrayne PL
City, State, Zip Klamath Falls, OR 97603

Escrow Number: R14-01008-TT

Special Warranty Deed

Nationstar Mortgage, LLC, Grantor, conveys, and specially warrants to **Tyler Simington**, 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:

Legal or **See attached Exhibit "A"**

Lot 16 in Block 6 of TRACT NO. 1078, SECOND ADDITION TO KELENE GARDENS, 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.

The true consideration for this conveyance is \$70,350.00

Assessor's Property Tax Parcel Account Number(s): R-3909-015AA-11900

The Grantor(s) for itself and for its successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor(s) and not otherwise, it will forever warrant and defend the said described real estate.

Dated 12/29/2014

By: 

Deborah Salas

Nationstar Mortgage, LLC

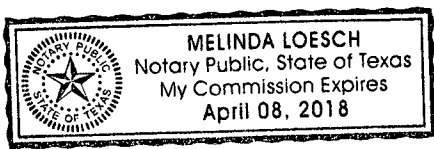
F.
52.00

STATE OF Texas }
COUNTY OF Benton } SS:

I certify that I have satisfactory evidence that **Deborah Salas** appeared before me, and said that He/She signed this instrument and stated He/She is/are authorized to execute the instrument as the Assistant Secretary of Nationstar Mortgage LLC to be the free and voluntary act of such party(s) for the uses and purposes mentioned in this instrument.

Dated: 12/29/2014

Melinda Loesch
Notary Public in and for the State of Texas
Residing at Power Mound, TX



My appointment expires: 4-8-18