

15+2281552-LW

AFTER RECORDING MAIL TO:

Buyer Cheryl & Andrew Spidal
Address 920 S 68th St
City, State, Zip Springfield, OR 97478

Until a change is requested all tax
statements shall be sent to the
following address:
Buyer Cheryl & Andrew Spidal
Address 920 S 68th St
City, State, Zip Springfield, OR 97478

2015-000835

Klamath County, Oregon

01/29/2015 03:47:34 PM

Fee: \$52.00

Escrow Number: R14-01557-TT

Special Warranty Deed

**

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

*** wife and husband as Tenants by the Entirety

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

Legal or See attached Exhibit "A"

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 \$ 74,550.00

Assessor's Property Tax Parcel Account Number(s): R559773

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

Jan 27, 2015

Nationstar Mortgage, LLC

By:



Rachel Siegel
Assistant Secretary

F.
57.00

STATE OF CO

COUNTY OF Arapahoe

SS:

Rachel Siegel
Assistant Secretary

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

Dated: Jan 27, 2015

Karen Kargoll
Notary Public in and for the State of CO

Residing at Douglas City

My appointment expires: 6-5-18

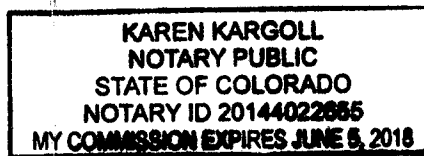


EXHIBIT A LEGAL DESCRIPTION

A parcel of land situated in the NW1/4 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 $87^{\circ} 46'$ East 1336.5 feet to the true point of beginning; thence continuing North $87^{\circ} 46'$ East 23.1 feet to a point; thence South $89^{\circ} 53'$ East 126.9 feet to a point; thence South $0^{\circ} 13'$ 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 $89^{\circ} 47'$ 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 $89^{\circ} 47'$ West to a point in the center line of Patterson Street; thence North $0^{\circ} 13'$ 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.