

**2015-002488**

**Klamath County, Oregon**

**03/20/2015 02:18:28 PM**

**Fee: \$47.00**

Tax statements to:                      Original return to:  
[8950 Cypress Waters                  Pite Duncan, LLP  
Boulevard, Coppell, TX              621 SW Morrison St., Ste. 425  
75019]                                      Portland, OR 97205

Space Above For Recorder's Use

**WARRANTY DEED**

**Grantor:**    NATIONSTAR MORTGAGE, LLC, ITS SUCCESSORS AND/OR ASSIGNS  
                  8950 Cypress Waters Blvd.  
                  Dallas, TX 75019

**Grantee:**    FNMA  
a. Federal National Mortgage Association (FNMA), 14221 Dallas Pkwy., Ste. 1000, Dallas, TX 75254  
  
b. Federal Home Loan Mortgage Corporation (FHLMC), 5000 Plano Parkway, Carrollton, TX 75010  
  
c. Secretary of Veterans Affairs, an Officer of the United States of America, successors and assigns, 155 Van Gordon St., Lakewood, CO 80228  
  
d. Secretary of Housing and Urban Development, c/o Michaelson, Connor & Boul, Inc., 4400 Will Rogers Pkwy, Ste. 300, Oklahoma City, OK 73108

Grantor conveys and warrants to Grantee the following described real property, free of encumbrances except as specifically set forth herein:

LOT 22 IN BLOCK 6 OF TRACT NO. 1140, FIRST ADDITION TO LYNNEWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMTH COUNTY, OREGON.

commonly known as:

1050 Wild Plum Dr, Klamath Falls, OR 97601

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.

The consideration for this conveyance is other value given, as hereby duly recognized between Grantor and Grantee.

Dated this 16 day of March, 2015 By:

NATIONSTAR MORTGAGE LLC

Name: ANDREA WHITNEY  
Title: MANAGER

By Pite Duncan, LLP, a California  
Limited Liability Partnership as its  
Attorney in fact.

A notary public or other officer completing this certificate  
verifies only the identity of the individual who signed the  
document to which this certificate is attached, and not the  
truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }  
COUNTY OF SAN DIEGO }

On MAR 16 2015 before me, ASHLEY JOHNSON, Notary Public, personally appeared  
ANDREA WHITNEY, who proved to me on the basis of satisfactory evidence to be the person whose name is  
subscribed to this instrument and acknowledged to me that the same was executed in by their authorized capacity.  
I certify under penalty of perjury under the laws of the State of CALIFORNIA that the foregoing paragraph is true  
and correct.

WITNESS my hand and official seal.

Signature Ashley Johnson notary public (seal)  
Name:

