

2015-003438

Klamath County, Oregon

04/14/2015 12:11:06 PM

Fee: \$52.00

RECORDING COVER SHEET

(Please Print or Type)

This cover sheet has been prepared
by the person presenting the
attached instrument for recording.
The information on this sheet is a
reflection of the attached instrument
and was added for the purpose of
meeting first page recording
requirements in the State of
Oregon, ORS 205.234, and does
NOT affect the instrument.

AFTER RECORDING RETURN TO:

Pite Duncan, LLP
621 SW Morrison St. Suite 425
Portland, OR 97205

RECORDING COUNTY: Klamath
NAME OF THE TRANSACTION(S): Warranty Deed for Recording

DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160:

Grantor: Flagstar Bank, FSB
5151 Corporate Drive
Troy, Michigan 48098-2639

INDIRECT PARTY / GRANTEE(S) ORS 205.125(1) and 205.160:

Grantee: Secretary of Housing and Urban Development
c/o Michaelson, Connor & Boul, Inc.
4400 Will Rogers Pkwy, Ste. 300
Oklahoma City, OK 73108

TRUE AND ACTUAL CONSIDERATION ORS 93.030: The consideration for this
conveyance is other value given, as hereby duly recognized between Grantor and Grantee.

SEND TAX STATEMENTS TO:

Flagstar Bank, FSB
5151 Corporate Drive
Troy, Michigan 48098-2639

Tax statements to:
Flagstar Bank, FSB
5151 Corporate Drive
Troy, Michigan 48098-2639

Original return to:
Pite Duncan, LLP
621 SW Morrison St., Ste. 425
Portland, OR 97205

Space Above For Recorder's Use

WARRANTY DEED

Grantor: FLAGSTAR BANK FSB, 5151 Corporate Drive, Troy, Michigan 48098-2639

Grantee: 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:

THE SOUTH 85 FEET OF LOT 519, BLOCK 102, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

commonly known as:

2005 Vine Ave., 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.

By: Selene Finance LP, as Attorney-in-Fact

FLAGSTAR BANK, FSB

Dated this 27th day of March, 2015. By: Susan Steiner
Name: Susan Steiner
Title:

STATE OF Florida }
COUNTY OF Duval }

On 3-27-15 before me, Susan Steiner Lori Richard, personally
appeared Susan Steiner, 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 Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (seal)
Name: Lori Richard

