

2015-004396

Klamath County, Oregon

05/07/2015 11:48:25 AM

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. Ste. 425
Portland, OR 97205

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

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

Grantor

Nationstar Mortgage LLC
8950 Cypress Waters Blvd.
Dallas, TX 75019

INDIRECT PARTY/GRANTEE(S) ORS.125(1) and 205.160

Grantee:

Federal National Mortgage Association (FNMA)
14221 Dallas Pkwy., Ste. 1000
Dallas, TX 75254

TRUE AND ACTUAL CONSIDERATION ORS 93.030: \$304,782.88

SEND TAX STATEMENTS TO:

Nationstar Mortgage LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019

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

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: Federal National Mortgage Association (FNMA)
 14221 Dallas Pkwy., Ste. 1000
 Dallas, TX 75254

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 KLAMATH
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 7th day of May, 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 MAY 07 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 (seal)
Name:

