

**2015-006643**

**Klamath County, Oregon**

**06/24/2015 08:39:08 AM**

**Fee: \$47.00**

Tax statements to:  
Nationstar Mortgage,  
LLC  
8950 Cypress Waters  
Boulevard  
Coppell, TX 75019

Original return to:  
Aldridge Pite, LLP  
621 SW Morrison St., Ste. 425  
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: Federal Home Loan Mortgage Corporation (FHLMC)  
5000 Plano Parkway  
Carrollton, TX 75010

True and Actual Consideration: \$119,296.08

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

LOT 22 IN BLOCK 7 OF THIRD ADDITION TO WINEMA GARDENS, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH  
COUNTY, OREGON.

commonly known as:

6431 Climax Ave, Klamath Falls, OR 97603

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 23<sup>rd</sup> day of June, 2015, By: [Signature]  
Name: **ARIANNA BLACK**  
Title: **MANAGER**  
By Aldridge Pite, LLP, 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 JUN 23 2015 before me, ASHLEY JOHNSON, Notary Public, personally appeared Arianna Black, 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 [Signature] (seal)  
Name:

