

18 2340410

AFTER RECORDING MAIL TO:
Jesse Snyder & Laneah Snyder
6340 Wyatt Lane
Klamath Falls, OR 97601

2015-006674

Klamath County, Oregon

06/24/2015 01:31:38 PM

Fee: \$47.00

UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE SENT
TO THE FOLLOWING ADDRESS:

Jesse Snyder & Laneah Snyder
6340 Wyatt Lane
Klamath Falls, OR 97601

Filed for Record at Request of: PNWLE

PNW Number: 14115750

Title Number: 7029-2340416***First American Title Company of Oregon***

Parcel /Account No(s): R705455

Property Address: 6340 Wyatt Lane, Klamath Falls, OR 97601

Special Warranty Deed

THE GRANTOR, Nationstar Mortgage LLC, d/b/a Champion Mortgage Company,
whose address is 8950 Cypress Waters Boulevard, Coppell, TX 75019
for and in the true consideration of \$257,000.00 (required by ORS 93.030) in hand paid, bargains, sells, and
conveys to

Laneah Snyder,

GRANTEE, whose address is 6340 Wyatt Lane, Klamath Falls, OR 97601

the following described real estate free of encumbrances created or suffered by Grantor except as
specifically set forth herein:

Legal Description:

SE 1/4 SE 1/4 NW 1/4 of Section 21, Township 39 South, Range 8 East of the
Willamette Meridian, Klamath County, Oregon

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 195.336 195.301 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.

F.
52.00

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Parcel /Account No(s): R705455

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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 195.301 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.

Grantor: Nationstar Mortgage LLC, d/b/a Champion Mortgage Company



Bruce Juenger
REO Sales and Marketing Mgr.

BY: Carrington Property Services, LLC, it's attorney in fact

Dated: June 5, 2015

CERTIFICATE OF ACKNOWLEDGMENT

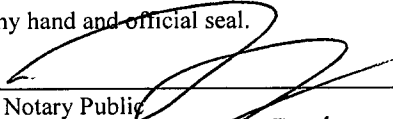
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)
) ss.
COUNTY OF Orange)

On June 5, 2015, before me, Julio Gonzalez, Notary Public, personally appeared Bruce Juenger, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) on behalf of **Carrington Property Services, LLC, attorney in fact for Nationstar Mortgage LLC, d/b/a Champion Mortgage Company, Grantor**, and that by his/her/their signature(s) in the instrument **Nationstar Mortgage LLC, d/b/a Champion Mortgage Company**, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State set forth above that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public 
Notary Public in and for the State of California
Residing at: 1610 EST Anderson Pl, Ste 500, Santa Ana CA 92705
My appointment expires: June 21, 2017

