

2015-008937

Klamath County, Oregon

08/11/2015 11:54:37 AM

Fee: \$47.00

Tax statements to:
NATIONSTAR
MORTGAGE LLC, 8950
Cypress Waters Blvd.
Dallas, 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, 8950 Cypress Waters Blvd., Dallas, TX 75019

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: \$30.00

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

ALL THAT PORTION OF LOTS 9 AND 2 IN BLOCK 58 OF NICHOLS ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON, AS FOLLOWS:

BEGINNING AT A POINT 90 FEET NORTH OF THE MOST SOUTHERLY CORNER OF SAID LOT 9 AND ON THE WESTERLY LINE OF EAST STREET; THENCE WEST AT RIGHT ANGLES TO EAST STREET TO THE WESTERLY LINE OF LOT 9; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF LOT 9 AND LOT 2, TO A POINT 25 FEET SOUTHERLY FROM THE CORNER COMMON TO LOTS 2, 3, 8 AND 9 IN SAID BLOCK 58; THENCE EASTERLY TO A POINT ON THE WESTERLY LINE OF EAST STREET 22 FEET NORTHERLY FROM THE MOST SOUTHERLY CORNER OF SAID LOT 9; THENCE NORTHERLY 68 FEET TO THE POINT OF BEGINNING.

commonly known as:

1124 East Street, 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.

NATIONSTAR MORTGAGE LLC

Dated this 12 day of June, 2015. By:

Alison Shadoin 6/12/2015
Name: Alison Shadoin
Title: Assistant Secretary

STATE OF Texas }
COUNTY OF Denton }

On 06/12/2015 before me, Nicole Johnson, personally appeared Alison Shadoin, 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 Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Nicole Johnson (seal)

Name: Nicole Johnson

