

18 2340981



After recording return to:
Randy Moss
8555 W Langell Valley Rd
Bonanza, OR 97623

Until a change is requested all tax
statements shall be sent to the
following address:
Randy Moss
8555 W Langell Valley Rd
Bonanza, OR 97623

File No.: 4260-2340981 (RB)
Date: September 31st, 2015

2015-010365
Klamath County, Oregon
09/18/2015 02:49:57 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED

Deutsche Bank Trust Company Americas as Trustee for Residential Accredit Loans, Inc Pass Through Certificates 2007-Q03, Grantor, conveys and specially warrants to **Randy Moss**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

The Southerly 5 feet of Lot 2, and all of Lot 3, Block 2, FIRST ADDITION TO EASTMOUNT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$85,050.00**. (Here comply with requirements of ORS 93.030)

F.
57.00

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.

Deutsche Bank Trust Company Americas as
Trustee for Residential Accredit Loans, Inc Pass
ThroughCertificates 2007-QO3

By: Nationstar Mortgage, LLC as Attorney in Fact

By: 
Name: Rachel Siegel
Title: Assistant Secretary

STATE OF CO)
COUNTY OF Arapahoe)-ss.
On this 3 day of Sept 2015 before me personally appeared
Rachel Siegel
Assistant Secretary

of Nationstar Mortgage, LLC , who executed the within instrument as Attorney in Fact for Deutsche Bank Trust Company Americas as Trustee for Residential Accredi Loans, Inc Pass Through Certificates 2007-QO3 for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked.

Given under my hand and official seal the day and year last above written.

Dated: 9-3-15

last above written.

Karen Skinner
Print Name: Karen Skinner
Notary Public in the State of CO
Residing at: Douglas CT 1, CO
My appointment expires 6.5-18

