

2016-000183

Klamath County, Oregon

01/08/2016 08:44:09 AM

Fee: \$52.00

**WHEN RECORDED, RETURN TO
RCO Legal, P.C.**

**Attn: Shawn Morgan
511 SW 10th Ave., Ste. 400
Portland, OR 97205
File No. 7069.55042**

**Send Tax Statements To:
Ocwen Loan Servicing, LLC
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409**

SPECIAL WARRANTY DEED

Ocwen Loan Servicing, LLC, Grantor, whose address is 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, conveys and specially warrants to Federal National Mortgage Association, whose address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254, *Grantee*, the real property described below, free of encumbrances created or suffered by the Grantor except as specifically set forth herein.

The true consideration for this conveyance is \$10.00.

A parcel of land situated in the NW1/4 NW1/4 Of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 2 inch pipe marking the Northwest corner of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South 0° 38' East along the section line a distance of 442.3 feet; thence East 660.0 feet to an iron pipe; thence South 0°, 38' East parallel to the West section line a distance of 330.0 feet to the True Point of Beginning; thence West parallel to the North section line 330.0 feet; thence South 0° 38' East 330.0 feet to a point on the South line of parcel described in Deed Volume 328, page 102, Deed Records of Klamath County, Oregon; thence East along said South line a distance of 330.0 feet to an iron pipe; thence North 0° 38' West parallel to the West section line 330.0 feet to the true point of beginning.

Property Tax ID Number: R248805

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Dated this 2nd day of November, 2015.

By: Ocwen Loan Servicing, LLC

Mei-Ling Mitchell
Mei-Ling Mitchell
Its: Contract Management Coordinator

Dated: November 2, 2015

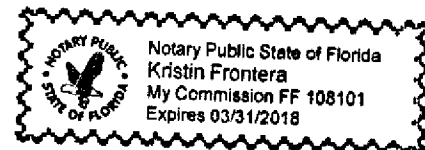
State of FLORIDA
County of PALM BEACH

On this 2nd day of Nov., 2015, before me, a Notary Public in and for said State, personally appeared **Mei-Ling Mitchell** who signed this instrument as the Contract Management Coordinator of Ocwen Loan Servicing, LLC, and on oath stated that she was authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Kristin Frontera
Notary signature

My commission expires: _____

Kristin Frontera



@ 11/2/15
Personally Known To Me

File No. 7069.55042

Collector Work Queue Update FP3,LS,np,BNL,RE,45PD,30DY,90R,FNMA,GSE,HN2,NOCO,NOC,NOUNP,01D,PSEA,RAC,RWDA,SPOC,ZH5B,ETFI

Ln#: 540189036 Inv: 16123 FNMA 26061-005-8 AYA

Pool: 1 Active Loans

Next ACH Draft Date: 02/01/2012

Estate Of Sharon A Leonard
435 Telephone Flat Rd
Chiloquin OR 97524

Calc AsstDt: 11/02/2015 Due: \$ 02/01/2012
Prts Due: 46
Days Due: 1370
Total: 0.00
Next: 0.00
Reg: 0.00
Lien: 1st
Bals

RM Collector: Bankhead
2nd St
Def Loan Rt: 00800
PPmt Pen Cde: N
To Ntd Li Chrg: 15
Mg Ins: DC
Do Not Contact: N
Deceased: N
Can Not Locate: BNL (FACS)
Conf Sale Dt

Loan Type: 1 Credit Score: 0
Nor Nst Chk: 000 EIScore: 000
Lst Nst Chk: BRKP: 003/000
Pmt Mthd: B Last BR: 11/1
Del From Que: Current Serv Cde

LPR: 01/09/2012
Int Rate: 4.87500
Avg Day Pd: 29
FB Due: 0.00
Unpd Bal: 147,743.55
Tot Reinst Amt: 0.00

Prod Type: RRO
Acq: 03/04/2014

Role: SSN Co/Who D Phone Ext NL Cd Ty
Customer ***-**-4613 Estate Of Sha N (541)783-2597 yes D Bu
Customer yes
Customer yes
Investor FNMA 26061,N (800)732-6643 no C Cu

Diq Rsn: Promised: Amt: Bor: Contact: Time: Time:
Action: Result: Follow Up: Action Dt: / / / /

New Comments Memo Supervisor Memo

Entered By Cg
10/30/2015 jaysukhb CM
10/30/2015 jaysukhb CM
10/30/2015 jaysukhb CM

Affidavit incomplete
##SPECIAL WARRANTY DEED##
PROCESSED FROM RESWARE
We can not consider Property Tax ID Number: R248805 from attached

OK Cancel Apply Actions New View Detail Upd

04:13:52AM 02-Nov-2015

mm
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