



2016-000404

Klamath County, Oregon

01/15/2016 09:20:37 AM

Fee: \$62.00

After Recording Return To:
William Pearce and Wendy Pearce
5010 Lone Tree Rd
Fallon, NV 89406

SPECIAL WARRANTY DEED

By and between

, as Grantor **NATIONSTAR MORTGAGE LLC**
8950 Cypress Waters Blvd
Coppell, TX 75019

and

, as Grantee **WILLIAM PEARCE AND WENDY**
PEARCE
5010 Lone Tree Rd
Fallon, NV 89406

Until a change is requested, all tax statements
shall be sent to the following address:
William Pearce and Wendy Pearce
5010 Lone Tree Rd
Fallon, NV 89406

The true consideration for this conveyance is \$54,000.00.

3753 Butte St Klamath Falls, OR 97601

DB1/67152976.2

1/20/16

SPECIAL WARRANTY DEED

NATIONSTAR MORTGAGE LLC, whose mailing address is **8950 Cypress Waters Blvd, Coppell, TX 75019** ("Grantor"), conveys and specially warrants to **WILLIAM PEARCE AND WENDY PEARCE**, whose mailing address is **5010 Lone Tree Rd, Fallon, NV 89406** ("Grantee"), the real property described on Exhibit A attached hereto and made a part hereof, free of encumbrances created or suffered by the Grantor except for those matters set forth on Exhibit B attached hereto and made a part hereof.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

(Signature Page Follows)

Nationstar Mortgage LLC

By: *Alison Shadoin* 1/11/2016
Alison Shadoin
Its: Assistant Secretary

STATE OF: Texas

COUNTY OF: Denton

The foregoing instrument was acknowledged before me this 11 day of January, 2016.

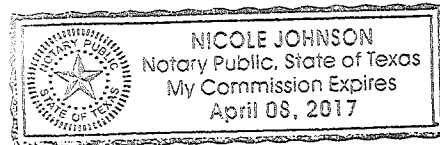
By: Alison Shadoin

as Assistant Secretary, of Nationstar Mortgage LLC, on behalf of the company.

Nicole Johnson

Notary Public for Texas

My Commission Expires: 04/08/2017



12937931-3

EXHIBIT A

Legal Description

LOTS 17 AND 18 IN BLOCK 1 OF LENOX, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

EXHIBIT B

Permitted Exceptions

1. The lien of taxes and assessments for the current year and subsequent years.
2. Matters that would be shown by an accurate survey and inspection of the property.
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable.
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist).
5. All roads and legal highways.
6. Rights of parties in possession (if any).
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.