

2016-003600

Klamath County, Oregon

04/08/2016 10:10:11 AM

Fee: \$57.00

COVER PAGE FOR OREGON DEEDS

Grantor: Kondaur Capital Corporation as Separate Trustee of Matawin Ventures Trust Series 2013-1

Grantor's Mailing Address: 333 S. Anita Dr., Ste., 400, Orange, California 92868

Grantee: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely in its capacity as Certificate Trustee for NNPL Trust Series 2012-1

Grantees Mailing Address: c/o Shellpoint Mortgage Servicing, 55 Beattie Place Suite 100, Greenville, South Carolina 29601

Type of Document to be Recorded: QUITCLAIM DEED

Consideration: The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Prior Recorded Document Reference: Deed: Recorded January 25, 2016; Doc. No. 2016-000703

Situs Address: 3209 Hilyard Avenue
Klamath Falls, Oregon 97603

Tax Account Number: R-3909-003CD-08700-000

Until a change is requested, all Tax Statements shall be sent to the following address:

Wilmington Savings Fund Society
c/o Shellpoint Mortgage Servicing
15 South Main Street
Greenville, South Carolina 29601

After Recording Return To:

Wilmington Savings Fund Society
c/o Shellpoint Mortgage Servicing
15 South Main Street
Greenville, South Carolina 29601

Prepared By:

Kondaur Capital Corporation
c/o Shellpoint Mortgage Servicing
15 South Main Street
Greenville, South Carolina 29601
0568476400/211027- Ledbetter

Ameri Title 85643AM

QUITCLAIM DEED

TITLE OF DOCUMENT

Kondaur Capital Corporation as Separate Trustee of Matawin Ventures Trust Series 2013-1, whose address is, 333 S. Anita Dr., Ste., 400, Orange, California 92868. Grantor, releases and quitclaims to **Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely in its capacity as Certificate Trustee for NNPL Trust Series 2012-1**, whose address is, 55 Beattie Place Suite 100, Greenville, South Carolina 29601. Grantee, all right title and interest in and to the following described real property, situated in the County of **Klamath**, State of **Oregon**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Tax Account No.: **R-3909-003CD-08700-000**

Prior Recorded Document Reference: **Deed: Recorded January 25, 2016 Doc. No. 2016-000703**

Subject To: 1. Taxes for the Current fiscal year, paid current
2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of Record, if any

The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Dated this 31st day of March, 2016. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

Kondaur Capital Corporation as Separate Trustee of Matawin Ventures Trust Series 2013-1

By Lorenzo Marin

Vice President of Operations

STATE OF _____ }
SS

COUNTY OF _____ }

This instrument was acknowledged before me on this _____ day of _____, 20____,

By _____, as _____
of **Kondaur Capital Corporation as Separate Trustee of Matawin Ventures Trust Series 2013-1**, a corporation organized and operating under the laws of the State of _____, on behalf of the corporation.

NOTARY STAMP/SEAL

Before Me: **See Attached**
NOTARY PUBLIC- STATE OF _____
My Commission Expires: _____

CALIFORNIA NOTARY ACKNOWLEDGEMENT

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
COUNTY OF ORANGE

On 3/31/2016 before me, S. Poole, a Notary Public personally appeared Lorenzo Marin who proved to me on the basis of satisfactory evidence to be the person(s) who 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), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public – S. Poole
My Commission Expires: 05/17/2017

(Notary Seal)

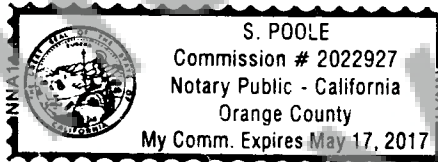


EXHIBIT "A"
LEGAL DESCRIPTION

THE EAST HALF OF LOT 19 IN BLOCK 5 OF FIRST ADDITION TO ALTAMONT ACRES, SAVING AND EXCEPTING THEREFROM THE SOUTHERLY 10 FEET OF THE EAST HALF OF SAID LOT 19, ALL ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Account No.: R-3909-003CD-08700-000

Unofficial
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