

AmeriTitle  
MTC 9/452 AM

**2016-003610**  
**Klamath County, Oregon**  
04/08/2016 01:02:41 PM  
Fee: \$52.00

**AFTER RECORDING MAIL TO:**  
Gerald A. Massini  
3948 Bartlett Avenue  
Klamath Falls, OR 97603

**UNTIL A CHANGE IS REQUESTED  
ALL TAX STATEMENTS SHALL BE SENT  
TO THE FOLLOWING ADDRESS:**

Gerald A. Massini  
3948 Bartlett Avenue  
Klamath Falls, OR 97603

Filed for Record at Request of: PNWE  
PNW Number: 15116276  
Title Number: 91452AM\*\*\*AmeriTitle\*\*\*

**Parcel /Account No(s): R577717**

**Property Address: 3948 Bartlett Avenue, Klamath Falls, OR 97603**

### **Special Warranty Deed**

**THE GRANTOR, Nationstar Mortgage LLC, d/b/a Champion Mortgage Company,**  
whose address is 8950 Cypress Waters Boulevard, Coppell, TX 75019

for and in the true consideration of \$75,000.00 (required by ORS 93.030) in hand paid, bargains, sells, and conveys to

**Gerald A. Massini,**

**GRANTEE,** whose address is 3948 Bartlett Avenue, Klamath Falls, OR 97603

the following described real estate free of encumbrances created or suffered by Grantor except as specifically set forth herein:

**Legal Description:**

Lot 13 in Block 5, FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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 195.336 195.301 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.

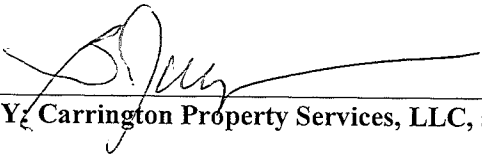
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Parcel /Account No(s): **R577717**

Property Address: **3948 Bartlett Avenue, Klamath Falls, OR 97603**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 195.301 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.

**Grantor: Nationstar Mortgage LLC, d/b/a Champion Mortgage Company**



**Bruce Juenger**  
REO Sales and Marketing Mgr.

**BY: Carrington Property Services, LLC, as attorney in fact**

Dated: 3-22-16

**CERTIFICATE OF ACKNOWLEDGMENT**

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 \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose 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) on behalf of **Carrington Property Services, LLC, attorney in fact for Nationstar Mortgage LLC, d/b/a Champion Mortgage Company, Grantor**, and that by his/her/their signature(s) in the instrument **Nationstar Mortgage LLC, d/b/a Champion Mortgage Company**, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State set forth above that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

**See Attached**

\_\_\_\_\_  
Signature of Notary Public  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

## ACKNOWLEDGMENT

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 March 22, 2016, before me, Cecilia E Alonso / Notary Public  
(insert name and title of the officer)

personally appeared Bruce Juenger,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose 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 signature(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 [Signature]

(Seal)

