



After recording return to:
Travis Matthies
4331 Stebbins Avenue
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Travis Matthies
4331 Stebbins Avenue
Klamath Falls, OR 97601

File No.: 10160059d (RB)
Date: June 22, 2016

2016-006869
Klamath County, Oregon
06/29/2016 02:38:24 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED

Nationstar Mortgage LLC, Grantor, conveys and specially warrants to **Travis Matthies**, 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:

LOTS 8, 9 AND 10, BLOCK 4, FAIRHAVEN HEIGHTS, 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 **\$70,400.00**. (Here comply with requirements of ORS 93.030)

APN:

Statutory Special Warranty Deed
- continued

File No.: **10160059d (RB)**
Date: **06/20/2016**

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.

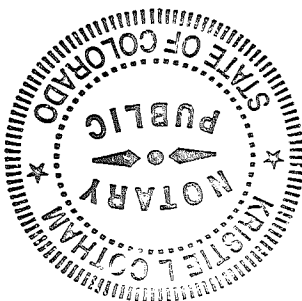
Dated this 22nd day of June, 2016.

Nationstar Mortgage LLC

By: Dannille Chapman
Name: Authorized Signor
Title: **Dannille Chapman**
Assistant Secretary

STATE OF Colorado)
)ss.
County of Douglas)

This instrument was acknowledged before me on this 22nd day of June, 2016
by Dannille Chapman as assistant Secretary of Nationstar
Mortgage LLC, on behalf of the _____.



Kristie L. Colham
Notary Public for Oregon Colorado
My commission expires: 12.22.17