



2016-008875  
Klamath County, Oregon  
08/22/2016 11:06:01 AM  
Fee: \$52.00



After recording return to:  
Gary Carson Baker and Kathleen Rae  
Baker  
41511 Timber Circle  
Klamath Falls, OR 97601-8559

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Gary Carson Baker and Kathleen Rae  
Baker  
41511 Timber Circle  
Klamath Falls, OR 97601-8559

File No.: 4260-2711313 (RB)  
Date: August 9<sup>th</sup>, 2016

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY SPECIAL WARRANTY DEED

**U.S. Bank, National Association, as Trustee for the Holders of the Mastr Adjustable Rate Mortgages Trust 2007-2**, Grantor, conveys and specially warrants to **Gary Carson Baker and Kathleen Rae Baker**, 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:

**Lot 40, Block 1, Tract No. 1077, Lakewoods Subdivision, Unit No. 3, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. The **2016-2017** Taxes, a lien not yet payable.
2. 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 **\$99,000.00**. (Here comply with requirements of ORS 93.030)

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.

U.S. Bank, National Association, as Trustee for  
the Holders of the Mastr Adjustable Rate  
MortgagesTrust 2007-2

By: Nationstar Mortgage, LLC as Attorney in  
Fact

By: 

Name: . **Michelle Williams**  
Title: **Assistant Secretary**

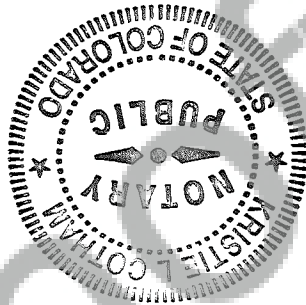
STATE OF Colorado )  
COUNTY OF Douglas )-ss.

On this 9 day of August before me personally appeared  
Michelle Williams

of Nationstar Mortgage, LLC, who executed the within instrument as Attorney in Fact for U.S. Bank, National Association, as Trustee for the Holders of the Mastr Adjustable Rate Mortgages Trust 2007-2 for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked.

Given under my hand and official seal the day and year last above written.

Dated: August 9, 2016



Kristie L. Colhan  
Print Name: Kristie L. Colhan  
Notary Public in the State of Colorado  
Residing at:  
My appointment expires 12/22/17