

AmeriTitle  
NTC 83205AM



After recording return to:  
Ali-Reza Ashtiani  
420 N 10th St  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Ali-Reza Ashtiani  
420 N 10th St  
Klamath Falls, OR 97601

File No.: 10037573d (RB)  
Date: August 16, 2016

THIS SPACE RESERVED FOR RECORDER'S USE

2016-009267  
Klamath County, Oregon  
08/30/2016 11:26:00 AM  
Fee: \$47.00

### STATUTORY SPECIAL WARRANTY DEED

**Nationstar Mortgage, LLC**, Grantor, conveys and specially warrants to **Ali-Reza Ashtiani**, 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:

**A portion of Lot 1 in Block 51 of Nichols Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:**

**Beginning at the most northerly corner Lot 1, Block 51, Nichols Addition to the town of Linkville (now City of Klamath Falls) Oregon; thence Southwesterly at right angles to 10th Street 52.12 feet; thence Southeasterly parallel with 10th Street, 50 feet; thence Northeasterly at right angles to 10th Street, 52.12 feet; thence Northwesterly along the Westerly line of 10th Street, 50 feet to the point of beginning.**

**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 **\$33,500.00**. (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.

Dated this 19 day of August, 2016.

Nationstar Mortgage, LLC

By: Michelle Williams

Name: Authorized signor  
Title: Michelle Williams  
Assistant Secretary

STATE OF Colorado )  
County of Douglas ) ss.

This instrument was acknowledged before me on this 19 day of August, 2016  
by Michelle Williams as Asst. Secretary of Nationstar  
Mortgage, LLC, on behalf of the .

Dannille Chapman

Notary Public for State of Colorado  
My commission expires: 7-18-2020

