

File No. 16012215

2016-010185

Klamath County, Oregon

09/26/2016 02:35:00 PM

Fee: \$42.00

<b>Grantor</b>
WELLS FARGO BANK, N.A., as Trustee for the POOLING AND SERVICING AGREEMENT Dated as of October 1, 2004 Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2004-MHQ1 c/o Ocwen Loan Servicing, LLC 1661 Worthington Rd, Suite 100 West Palm Beach, FL 33409
<b>Grantee</b>
Jack Chapman 718 Rambler Road Merced, CA 95348
<b>After recording return to</b>
Jack Chapman 718 Rambler Road Merced, CA 95348
<b>Until requested, all tax statements shall be sent to</b>
Jack Chapman 718 Rambler Road Merced, CA 95348 Tax Acct No(s): <b>R615338</b>

Reserved for Recorder's Use

### STATUTORY SPECIAL WARRANTY DEED

**WELLS FARGO BANK, N.A., as Trustee for the POOLING AND SERVICING AGREEMENT Dated as of October 1, 2004 Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2004-MHQ1, Grantor,** conveys and specially warrants to **Jack Chapman, Grantee,** the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

Lot 21, Block 301, DARROW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

This property is free of encumbrances created or suffered by the Grantor, EXCEPT: 2016-17 Taxes a lien not yet due and payable

The true consideration for this conveyance is **\$53,594.00.** (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.**

Executed this 22ND day of September, 2016.

WELLS FARGO BANK, N.A., as Trustee for the POOLING AND SERVICING AGREEMENT Dated as of October 1, 2004 Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2004-MHQ1, by Ocwen Loan Servicing LLC, its attorney in fact.

By: Rafael Gonzalez  
Its Contract Management Coordinator

Personally Known To Me  
mm 9-22-16

State of Florida, County of Palm Beach ) ss.

On September 22ND, 2016 personally appeared before me,  
Rafael Gonzalez as Contract Management Coordinator, for Ocwen  
Loan Servicing LLC, its attorney in fact for WELLS FARGO BANK, N.A., as Trustee for the POOLING  
AND SERVICING AGREEMENT Dated as of October 1, 2004 Park Place Securities, Inc. Asset-Backed  
Pass-Through Certificates Series 2004-MHQ1.

Moraima Medina Moraima Medina  
Notary Public for Florida  
My commission expires:                     

