

2016-011313

Klamath County, Oregon

10/24/2016 03:29:01 PM

Fee: \$47.00

When recorded, mail to:

Nationstar Mortgage LLC.
8950 Cypress Waters Blvd.
Coppell, TX 75019

Send all tax statements to:

Department of Veterans Affairs
Loan Guaranty Service
3401 West End Avenue, Suite 760W
Nashville, TN 37203

Case # 60418-0244-JUD-2

STATUTORY WARRANTY DEED

THE GRANTOR, Nationstar Mortgage LLC, for good and valuable consideration, conveys and warrants to SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, ITS SUCCESSORS AND ASSIGNS, at Department of Veterans Affairs, Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203, GRANTEE, the following described real property free of encumbrances except as specifically set forth herein:

Lot 1 and the Easterly 10 feet of Lot 2, Block 3, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

And more commonly known as: 1124 N. 7th Street, Klamath Falls, OR 97601

The true consideration for this conveyance is \$0.00

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.") OREGON - ONLY

DATED: 09/19/2016

Nationstar Mortgage LLC

By Felecee Davis

Felecee Davis -Assistant Secretary

(Name - Title)

STATE OF TEXAS)
) ss.
COUNTY OF DENTON)

On 09/19/2016, before me, the undersigned, a Notary Public in and for the State of Texas, personally appeared Felecee Davis, to me known to be the Assistant Secretary of Nationstar Mortgage LLC, the company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument and that the seal affixed is the company seal of said company.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Terri Cooper
NOTARY PUBLIC in and for the State of
Texas, residing at: 161165
My commission expires: 10-27-2019