

2016-011448

Klamath County, Oregon

10/27/2016 09:20:01 AM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Shapiro & Sutherland, LLC
7632 SW Durham Road, #350
Tigard, OR 97224
Telephone: (360) 260-2253
S&S # 15-116084
VA 48-48-6-0331482

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Nationstar Mortgage LLC, herein after called the grantor, for the consideration hereinafter stated, to grantor paid by Secretary of Veteran's Affairs, its successor and/or assigns, hereinafter called the grantee, does hereby bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditament and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 378, Block 122, MILLS 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.

more commonly known as: 2323 Garden Avenue, Klamath Falls, OR 97601

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except covenants, conditions, restrictions and easements of record and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00 (TEN DOLLARS). However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

SEND FUTURE TAX STATEMENTS TO:

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

CONSIDERATION AMOUNT: \$10.00

In Witness Whereof, the grantor has executed this instrument this _____ day of _____, in the year 2016; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers or attorney-in-fact, duly authorized thereto by order of its board of directors.

Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORSs 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.

Nationstar Mortgage LLC

Tina Marie Braune
Name: Tina Marie Braune
Title: Assistant Secretary

Connie Melendez
Name: **Connie Melendez**
Title: Assistant Secretary

STATE OF Texas)
County of Denton)ss.

On this 17 day of Aug., 2016, personally appeared
Tina Marie Braune and Connie Melendez
who, being duly sworn each for himself and not one for the other, did say that the former is the
Assistant Secretary and that the latter is the Assistant Secretary
of Nationstar Mortgage LLC, a limited liability company, and that said instrument was signed in
behalf of said limited liability company by authority of its board of managers; and each of them
acknowledged said instrument to be its voluntary act and deed.

[Signature]
Notary Public
My Commission Expires: 6-20-20

S&S # 15-116084

