

2016-012136

Klamath County, Oregon

11/14/2016 11:32:00 AM

Fee: \$47.00

When recorded, mail to:

Flagstar Bank, FSB
5151 Corporate Drive
Troy, MI 48098

Send Tax Statements to:

U.S. Dept. of Housing and Urban Development
c/o Information Systems & Networks Corporation
Shepherd Mall Office Complex
2401 NW 23rd St, Suite 1D
Oklahoma City, OK 73107

TS No.: 60183-00295-JUD-OR

SPECIAL WARRANTY DEED

FLAGSTAR BANK, FSB,, GRANTOR, for and in consideration of the good and valuable consideration, in hand paid, conveys and specially warrants to Secretary of Housing and Urban Development, its successors and assigns c/o Information Systems & Networks Corporation, Shepherd Mall Office Complex, 2401 NW 23rd St, Suite 1D, Oklahoma City, OK 73107, GRANTEE, the following described real property, situated in the county of Klamath, State of Oregon, free of encumbrances created or suffered by the grantor except as specifically set forth herein:

LOT 2 IN BLOCK 7, LENOX, ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON

And more commonly known as: 3654 Flint 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

IN WITNESS WHEREOF, the undersigned has executed this instrument this 10th day of November, 2016.

Fay Servicing, LLC as Attorney-in-Fact for Flagstar Bank, FSB

By [Signature]

Ashley D. Mines Foreclosure Specialist
Name Title

STATE OF Texas)
) ss.
COUNTY OF Denton)

On November 10, 2016, before me, Jennifer Carroll a Notary Public in and for said state, personally appeared Ashley D. Mines, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

[Signature]
NOTARY PUBLIC in and for the State of Texas
My commission expires: July 19, 2018

