

2017-000104

Klamath County, Oregon

01/05/2017 01:17:00 PM

Fee: \$47.00

Tax statements to:
Federal Home Loan
Mortgage Corporation
(FHLMC)
5000 Plano Parkway
Carrollton, TX 75010

Original return to:
Aldridge Pite, LLP
111 SW Columbia Street, Suite 950
Portland, OR 97201

Space Above For Recorder's Use

WARRANTY DEED

Grantor: Nationstar Mortgage LLC
8950 Cypress Waters Boulevard
Coppell, TX 75019

Grantee: Federal Home Loan Mortgage Corporation (FHLMC)
5000 Plano Parkway
Carrollton, TX 75010

The consideration for this conveyance is other value given, as hereby duly recognized between Grantor and Grantee.

Grantor conveys and warrants to Grantee the following described real property, free of encumbrances except as specifically set forth herein:

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH AND STATE OF OREGON AND BEING DESCRIBED AS FOLLOWS: ALL THAT REAL PROPERTY, SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS:

THE E. 1/2 OF LOT 3, BLOCK 2, FIRST ADDITION TO ALTAMONT ACRES, AND THE W 1/2 OF LOT 7, BLOCK 2, FIRST ADDITION TO ALTAMONT ACRES, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

BEING THE SAME PROPERTY CONVEYED FROM ROB ROY MC CASLIN AND LORNA DEE MC CASLIN TO DEBRA L. MORGAN BY DEED RECORDED 10/31/2001, IN BOOK M01 PAGE 55703 IN THE REGISTERS OFFICE OF KLAMATH COUNTY, OREGON BEING THE SAME PROPERTY CONVEYED BY ROB ROY MC CASLIN AND LORNA DEE MC CASLIN TO DEBRA L. MORGAN IN DEED DATED 10/24/2004 AND RECORDED 10/31/2001 IN BOOK M01, PAGE 55703 OF KLAMATH, OREGON.

commonly known as:

3128 Cannon Ave., Klamath Falls, OR 97603

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.

NATIONSTAR MORTGAGE LLC

Dated this 28 day of December, 2016. By: Kristi Luther
Name: Kristi Luther
Title: Assistant Secretary

STATE OF Texas }
COUNTY OF Denton }

On 12/28/16 before me, Karen Prock, personally appeared Kristi Luther, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that the same was executed in by their authorized capacity.

I certify under penalty of perjury under the laws of the State of Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Karen Prock (seal)
Name: Karen Prock

