



2017-001647
Klamath County, Oregon
02/16/2017 09:14:01 AM
Fee: \$52.00

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Until a change is requested,
all tax statements shall be sent
to the following address:

ALICIA DE DIOS VILLANUEVA
1526 OREGON AVENUE
KLAMATH FALLS, OR 97601

Escrow No: **OR-561-AS**

TAX ID: R447877

**SPECIAL WARRANTY DEED
(OREGON)**

Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QH8, Grantor, conveys and specially warrant(s) to **Alicia De Dios Villanueva**, Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

See Exhibit "A" attached hereto and made a part hereof for complete legal description

Commonly known as: 1507 Summers Lane, Klamath Falls, OR 97603

This property is free of all encumbrances created, EXCEPT: **Exceptions to the covenants described in ORS 93.855(2)**

The true consideration for this conveyance is: **\$36,500.00**

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

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.

Dated: January 27, 2017

Deutsche Bank Trust Company Americas, as Trustee
for Residential Accredited Loans, Inc., Mortgage Asset-
Backed Pass-Through Certificates, Series 2007-QH8



By: Nationstar Mortgage LLC, as Attorney In Fact

Mary Munoz

Name

Assistant Secretary

Title

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Texas
COUNTY OF Denton } S.S.

On January 27, 2017, before me, Marlon Brown, Notary

public, personally appeared Mary Munoz who proved to me on the basis of satisfactory evidence to be the person(s) 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.

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  (Seal)

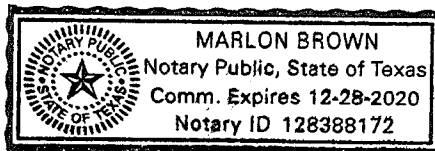


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the West section line of Section 35 Township 38 South, Range 9 East of the Willamette Meridian which lies North 0° 12' East, a distance of 666.5 feet from the iron pin which marks the Southwest corner of said Section 35 and which point is also the Southwest corner of the SW/14 NW1/4 SW1/4 SW1/4 of said Section 35 and running thence; continuing North 0° 12' East along said above mentioned West section line of Section 35, a distance of 133.3 feet to a point; thence North 89° 58' East, a distance of 344.0 feet to the Westerly boundary of Empire Tracts; thence South 0° 15' West along the said Westerly boundary of Empire Tracts, a distance of 133.2 feet to the Southeast corner of the SW1/4 NW1/4 SW1/4 SW1/4 of said Section 35 and which point is also the Southwesterly corner of Empire Tracts; thence South 89° 57' West, a distance of 343.8 feet more or less to the point of beginning.

LESS AND EXCEPT that portion in Deed recorded May 12, 1981 in Volume M81, page 8399, Microfilm Records of Klamath County, Oregon, being more particularly described as follows.

Beginning at a point on the West section line of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, which lies North 0° 12' East, a distance of 799.8 feet from the iron pin which marks the Southwest corner of said Section 35, and running thence North 89° 58' East, a distance of 95 feet to a point, thence Southerly and parallel to the West section line of Section 35, a distance of 50 feet to a point; thence at right angles, South 89° 58' West, distance of 95 feet more or less to the West section line of said Section 35; thence North 0° 12' East along said section line, a distance of 50 feet, more or less, to a point of beginning.

LESS AND EXCEPT that portion laying Summers Lane.