

  
RECORDING REQUESTED BY:  
SERVICELINK

**2017-003367**  
Klamath County, Oregon  
03/30/2017 03:18:00 PM  
Fee: \$52.00

**AND WHEN RECORDED MAIL TO:**

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

Shannon L Magness  
Garret M Kolar  
7599 Woodward Street  
Brie CO 80516  
Escrow No.: OR-681-JH  
Tax ID: R366455

This area reserved for County Recorder

**SPECIAL WARRANTY DEED  
(OREGON)**

**NATIONSTAR MORTGAGE LLC**, Grantor, conveys and specially warrants to **Shannon L. Magness & Garret M Kolar, As Joint Tenants**, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

The following real property situated in **Klamath County, Oregon**:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Property commonly known as: **345 COOK St, Klamath Falls, OR 97601**

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 **\$90,050.00**

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, OF CHAPTER 424, OREGON LAWS 2007, AND 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 THE 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, OF CHAPTER 424, UNDER OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: 3-24-2017

Nationstar Mortgage LLC

By: \_\_\_\_\_

Nationstar Mortgage LLC, Attorney in Fact

Name: Patricia McCutchen,

Title: Assistant Secretary

State of Texas

County of Denton

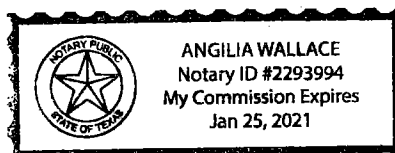
On 3-24-2017 before me, Angilia Wallace, Notary Public,

Personally appeared Patricia McCutchen, Assistant Secretary  
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 AW (Seal)



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 11, Block 94, Buena Vista 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.