

WHEN RECORDED MAIL TO  
Aldridge Pite, LLP  
111 SW Columbia Street #950  
Portland, OR 97201

MAIL TAX STATEMENT TO:  
FEDERAL NATIONAL MORTGAGE  
ASSOCIATION  
14221 Dallas Parkway, Suite 1000  
Dallas, TX 75254-2951

Space Above For Recorder's Use

APN: R544496 // R-3909-010CD-06900-000  
TS No: 038892-OR  
FNMA NO.: 1731234262  
160021076

### **WARRANTY DEED**

Grantor: **DITECH FINANCIAL LLC**  
Grantee: **FEDERAL NATIONAL MORTGAGE ASSOCIATION**

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

**LOT 84 OF CASITAS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, AND THE NORTHERLY 12 FEET OF LOT 85 OF CASITAS AS ADJUSTED BY LOT LINE ADJUSTMENT 16-98 FILED APRIL 16, 1998.**

Commonly known as: **4338 AUSTIN ST, 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.

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

Dated this 23<sup>rd</sup> <sup>(TB)</sup> day of MARCH, 2017. By: Tawakoni Bell  
Ditech Financial LLC fka Green Tree Servicing LLC  
Name: TAWAKONI BELL  
Title: DOCUMENT EXECUTION REPRESENTATIVE

STATE OF Texas }  
COUNTY OF Dallas }

DATE: 3-22-2017 3-23-17 <sup>(TB)</sup>

On 3-23-17 before me, Bridget Taylor, personally appeared \_\_\_\_\_, 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: Bridget Taylor (seal)  
Name: Bridget Taylor

