

**2017-008101**

**Klamath County, Oregon**

**07/20/2017 09:58:00 AM**

**Fee: \$52.00**

**WHEN RECORDED, RETURN TO  
RCO Legal, P.C.  
Attn: Erik Wilson  
511 SW 10<sup>th</sup> Ave., Ste. 400  
Portland, OR 97205  
File No. 1225.50103**

**Send Tax Statements To:  
Champion Mortgage Company, Inc.  
C/O Nationstar Mortgage LLC  
8950 Cypress Waters Boulevard  
Coppell, Texas 75019**

**QUIT CLAIM DEED**

Nationstar HECM Acquisition Trust 2015-1, Wilmington Savings Funds Society, FSB, not Individually, but solely as Trustee, Grantor, whose address is 8950 Cypress Waters Blvd, Coppell, TX 75019 releases and quitclaims to Nationstar REO Sub 1B LLC, Grantee, whose address is C/O Nationstar Mortgage LLC, 8950 Cypress Waters Boulevard, Coppell, Texas 75019, all right, title and interest in the real property described below.

The true consideration for this conveyance is \$10.00.

A PIECE OR PARCEL OF LAND SITUATE IN SECTION 31 T. 39 S., R. 13 E., W.M., CONTAINING 84 ACRES, MORE OR LESS; BEING SUBJECT TO ALL RIGHTS OF WAY AND/OR EASEMENTS OF RECORD OR APPARENT ON THE PREMISES; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SE1/4 NE1/4 NE1/4 AND THE S1/2 NE1/4 OF SECTION 31, T. 39 S., R 13 E., W. M.

SAVING AND EXCEPTING THEREFROM THAT PORTION OF THE SW1/4 NE1/4 OF SAID SECTION 31 CONVEYED IN VOL. M73 PAGE 1253 OF KLAMATH COUNTY DEED RECORDS DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION 31, T. 39S., R. 13E, W.M., THENCE NORTH 626.8 FEET; THENCE EAST 417.4 FEET ; THENCE SOUTH 626.8 FEET; THENCE WEST 417.4 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE PORTION DEEDED BY VIRGINIA J. KENT TO DELBERT W. & JANICE I. SETTLE RECORDED APRIL 30, 2008 AS 2008-006262, RECORDS OF KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN SECTION 31, TOWNSHIP 39 SOUTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS THAT PORTION OF THE NE1/4 SE1/4 LYING NORTHWEST OF GERBER ROAD; CONTAINING 2.6 ACRES, MORE OR LESS; REFERENCE KLAMATH COUNTY PROPERTY LINE ADJUSTMENT 13-00.

LESS AND EXCEPT THAT PORTION DEEDED BY DELBERT W. & JANICE L. SETTLE TO VIRGINIA J. KENT RECORDED APRIL 24, 2008 AS 2008-005947, RECORDS OF KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN SECTION 31, TOWNSHIP 39 SOUTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS THAT PORTION OF THE SE1/4 NE1/4 LYING SOUTHEAST OF GERBER ROAD; CONTAINING 3.7 ACRES, MORE OR LESS, REFERENCE KLAMATH COUNTY PROPERTY LINE ADJUSTMENT 13-00.

Property Tax ID Number: R586672 R114888 R714846

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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 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 this 15 day of December, 2016.

By: Nationstar Mortgage LLC as attorney-in-fact for Nationstar HECM Acquisition Trust 2015-1, Wilmington Savings Fund Society, FSB, not individually but solely as trustee

Its: Trenette Edwards Assistant Secretary <sup>12-15-16</sup>

Dated: 12-15-16

State of Texas )

) ss.

County of Dallas )

On this 15th day of December, 2016, before me, a Notary Public in and for said State, personally appeared Trenette Edwards who signed this instrument as the Assistant Secretary of Nationstar Mortgage LLC as attorney-in-fact for Nationstar HECM Acquisition Trust 2015-1, Wilmington Savings Fund Society, FSB, not individually but solely as trustee, and on oath stated that he/she was authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Erika Kasprzak  
Notary signature

My commission expires: 3-7-17

