



File No. 17-97064

2017-008362

Klamath County, Oregon

07/26/2017 02:43:00 PM

Fee: \$52.00

Grantor
HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2003-A, Asset-Backed Certificates, Series 2003-A c/o Ocwen Loan Servicing, LLC 1661 Worthington Rd, Suite 100 West Palm Beach, FL 33409
Grantee
Melvin Barney 5718 Bryant Avenue Klamath Falls, OR 97603
After recording return to
Melvin Barney 5718 Bryant Avenue Klamath Falls, OR 97603
Until requested, all tax statements shall be sent to
Melvin Barney 5718 Bryant Avenue Klamath Falls, OR 97603 Tax Acct No(s): R450586

Reserved for Recorder's Use

STATUTORY SPECIAL WARRANTY DEED

HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2003-A, Asset-Backed Certificates, Series 2003-A, Grantor, conveys and specially warrants to Melvin Barney, Grantee, the real property described in the attached Exhibit A, free of encumbrances created or suffered by the Grantor.

The true consideration for this conveyance is \$42,099.00. (Here comply with requirements of ORS 93.030)

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.

Executed this 21 day of July, 2017.

HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2003-A, Asset-Backed Certificates, Series 2003-A, by Ocwen Loan Servicing, LLC, its attorney in fact

By: Rafael Gonzalez

Rafael Gonzalez

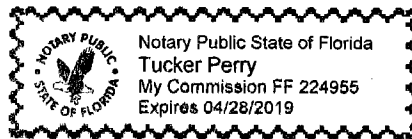
Contract Management Coordinator

STATE OF FL
COUNTY OF Palm Beach

This instrument was acknowledged before me this 21 day of July, 2017 by Rafael Gonzalez, as Contract Management Coordinator for Ocwen Loan Servicing, LLC its attorney in fact for HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2003-A, Asset-Backed Certificates, Series 2003-A.

Tucker Perry
Notary Public for FL
My Commission Expires:

Tucker Perry



Personally Known To Me

JP 7/21/17

EXHIBIT "A"
LEGAL DESCRIPTION

The S1/2 of the North acre of Lot 65, FAIR ACRES SUBDIVISION #1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point in the East line of said Lot 65, 65.75 feet South of the Northeast corner of said Lot; thence West, parallel with the North line of said Lot, 331.0 feet to the West line of said Lot; thence South, along the West line of said Lot, a distance of 65.75 feet; thence East, parallel with the North line of said lot, a distance of 331.0 feet to the East line of said Lot; thence North, along the East line of said lot, 65.75 feet to the point of beginning. LESS AND EXCEPTING THEREFROM the West 5.0 feet thereof heretofore deeded to Klamath County for the widening of Homedale Road.