

2017-008411

Klamath County, Oregon

07/27/2017 03:51:01 PM

Fee: \$47.00

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

169263290

Space Above For Recorder's Use

APN: R551600 / R-3909-011BC-04000-000
TS No: 048648-OR
FNMA NO.: 1698843150

WARRANTY DEED

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

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: **A TRACT OF LAND IN THE S1/2 SW1/4 NW1/4 OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.**

Commonly known as: **4403 WINTER AVE, KLAMATH FALLS, OR 97603**

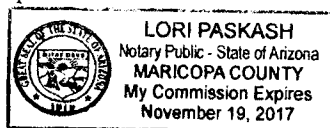
Dated this 24 day of July, 2017. By: Adam Rodriguez
Adam Rodriguez, Document Execution Representative

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.

STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was subscribed and sworn to (or affirmed) before me this 24th day of July, 2017, by Adam Rodriguez, Document Execution Representative for Ditech Financial LLC. Said person is personally known to me or produced sufficient identification in the form of (type of identification produced).



Lori Paskash
Notary Public

My Commission Expires: 11-19-17

EXHIBIT A

A tract of land in the S1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the iron axle that marks the one-fourth section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian; thence North 1 degree 12' West along the West line of said Section 11 a distance of 331.4 feet; thence North 88 degrees 57' East a distance of 679.5 feet to the true point of beginning of this description; thence continuing North 88 degrees 57' East a distance of 67.5 feet to the Southeast corner of that tract of land as described in Book 305 at page 142, Deed Records of Klamath County, Oregon; thence North 1 degree 12' West along the East line of that tract of land described in said Deed Records and parallel with the West line of said Section 11 a distance of 331.4 feet, more or less, to an iron pin on the North line of the S1/2 SW1/4 NW1/4 of said Section 11; thence South 88 degrees 58' West along said line a distance of 67.5 feet; thence South 1 degree 12' East parallel with the West line of said Section 11 a distance of 331.45 feet, more or less, to the true point of beginning of this description.

EXCEPTING THEREFROM that portion lying within the boundaries of Winter Avenue.