



2017-008836

Klamath County, Oregon

08/07/2017 12:12:00 PM

Fee: \$47.00

AFTER RECORDING MAIL TO:

Mike Stevenson
7655 Watchman Court
Chiloquin, OR 97624

**UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE SENT
TO THE FOLLOWING ADDRESS:**

Mike Stevenson
7655 Watchman Court
Chiloquin, OR 97624

Filed for Record at Request of: PNWE

PNW Number: 17117379

Parcel /Account No(s): R207430 and R883358

Property Address: 7655 Watchman Court, Chiloquin, OR 97624

Special Warranty Deed

THE GRANTOR, Nationstar HECM Acquisition Trust 2016-2, Wilmington Savings Fund Society, FSB, not individually but solely as trustee, whose address is 8950 Cypress Waters Blvd, Coppell, TX 75019

for and in the true consideration of **\$124,000.00** (required by ORS 93.030) in hand paid, bargains, sells, and conveys to

Mike Stevenson,

GRANTEE, whose address is 7655 Watchman Court, Chiloquin, OR 97624

the following described real estate free of encumbrances created or suffered by Grantor except as specifically set forth herein:

Legal Description:

The S1/2 SE1/4 SW1/4 and that portion of the North 50 feet of the S1/2 SW1/4 SW1/4 that lies East of Sprague River in Section 21, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

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 195.336 195.301 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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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 195.336 195.301 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.

Grantor: Nationstar HECM Acquisition Trust 2016-2, Wilmington Savings Fund Society, FSB, not individually but solely as trustee

X Danielle Armstrong
Danielle Armstrong
Assistant Secretary
Dated: 5/19/2017

CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Texas
COUNTY OF Dallas) ss.

On May 19, 2017, before me, Rebecca Russo, Notary Public, personally appeared Danielle Armstrong, 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) on behalf of **Nationstar HECM Acquisition Trust 2016-2, Wilmington Savings Fund Society, FSB, not individually but solely as trustee, Grantor**, and that by his/her/their signature(s) in the instrument, **Nationstar HECM Acquisition Trust 2016-2, Wilmington Savings Fund Society, FSB, not individually but solely as trustee**, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State set forth above that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Rebecca Russo
Signature of Notary Public
Notary Public in and for the State of Texas
Residing at: 1100 W 2nd Arlington, TX 76013
My appointment expires: 2/28/2021

