



2017-010361

Klamath County, Oregon

09/13/2017 12:30:00 PM

Fee: \$72.00

AFTER RECORDING MAIL TO:

PNWLE

603 4th Avenue, Suite 100

Kirkland, WA 98033

UNTIL A CHANGE IS REQUESTED

ALL TAX STATEMENTS SHALL BE SENT

TO THE FOLLOWING ADDRESS:

Nationstar Mortgage, LLC

500 Delaware Avenue, 11th Floor

Wilmington, DE 19801

Filed for Record at Request of: PNWE

PNW Number: 16116961

Parcel /Account No(s): R114888 / R586672 / R714846

Property Address: 47209 Gerber Road, Bonanza, OR 97623

Quit Claim Deed

Nationstar REO SUB 1B, LLC, with an address of 500 Delaware Avenue, 11th Floor, Wilmington, DE 19801, **GRANTOR**, quitclaims and conveys to, **Nationstar HECM Acquisition Trust 2016-3, Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee**, with an address of 500 Delaware Avenue, 11th Floor, Wilmington, DE 19801, **GRANTEE**, all right, title, and interest in the following described real estate, situated in the County of Klamath, State of Oregon, together with all after acquired title of the **GRANTOR** herein:

Property Address: 47209 Gerber Road, Bonanza, OR 97623

Parcel Account Numbers: R114888 / R586672 / R714846

Legal Description:

*****SEE ATTACHED EXHIBIT "A"*****

The true consideration for this transfer is **\$0.00** (required by ORS 93.030).


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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Parcel /Account No(s): R114888 / R586672 / R714846

Property Address: 47209 Gerber Road, Bonanza, OR 97623

Grantor: Nationstar REO SUB 1B, LLC


BY: Nationstar Mortgage LLC, as attorney in fact

Dated: August 29, 2017

CERTIFICATE OF ACKNOWLEDGMENT

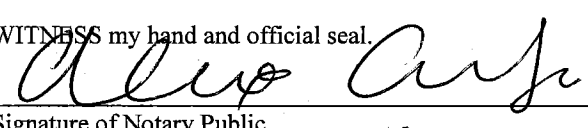
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Texas
COUNTY OF Dallas) ss.

On August 29, 2017 before me, Alexandra Crawford, Notary Public,
personally appeared Arion Henderson, 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 Mortgage LLC, attorney in fact for Nationstar REO SUB
1B, LLC, Grantor**, and that by his/her/their signature(s) in the instrument **Nationstar REO SUB 1B,
LLC**, 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.


Signature of Notary Public
Notary Public in and for the State of Texas
Residing at: _____
My appointment expires: 4-13-2021

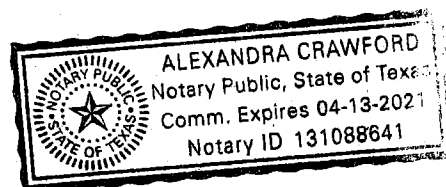


EXHIBIT "A"
LEGAL DESCRIPTION

A piece of parcel of land situate in Section 31 Township 39 South, Range 13 East of the Willamette Meridian.

The SE1/4 NE1/4 NE1/4 and the S1/2 NE1/4 of Section 31, Township 39 South, Range 13 East of the Willamette Meridian.

Saving and excepting therefrom that portion of the SW1/4 NE1/4 of said Section 31 conveyed in Volume M73, page 1253 of Klamath County Deed Records described as follows:

Beginning at the center of Section 31, Township 39 South, Range 13 East of the Willamette Meridian, 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 L. 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; reference Klamath County Property Lines Adjustment 13-00.

Less and except that portion Deeded by Delbert W. and 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; Reference Klamath County Property Line Adjustment 13-00.

REO SUBSIDIARY POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that Nationstar REO Sub IB LLC ("REO Subsidiary") hereby irrevocably constitutes and appoints Nationstar Mortgage LLC ("Servicer") and any officer or agent thereof, with full power of substitution, as its true and lawful attorney-in-fact with full irrevocable power and authority in the place and stead of REO Subsidiary and in the name of REO Subsidiary or in its own name, from time to time in Servicer's discretion:

(a) in the name of REO Subsidiary, or in its own name, or otherwise, to take possession of and endorse and collect any checks, drafts, notes, acceptances or other instruments for the payment of moneys due with respect to any assets serviced by Servicer under the Second Amended and Restated Master Repurchase Agreement (as amended, restated or modified) dated January 29, 2016 (the "Assets") and to file any claim or to take any other action or proceeding in any court of law or equity or otherwise deemed appropriate by Servicer for the purpose of collecting any and all such moneys due with respect to any other assets whenever payable;

(b) to pay or discharge taxes and liens levied or placed on or threatened against the Assets;

(c) (i) to direct any party liable for any payment under any Assets to make payment of any and all moneys due or to become due thereunder directly to Servicer or as Servicer shall direct, including, without limitation, any payment agent with respect to any Asset; (ii) to send "goodbye" letters on behalf of Seller; (iii) to ask or demand for, collect, receive payment of and receipt for, any and all moneys, claims and other amounts due or to become due at any time in respect of or arising out of any Assets; (iv) to sign and endorse any invoices, assignments, verifications, notices and other documents in connection with any Assets; (v) to commence and prosecute any suits, actions or proceedings at law or in equity in any court of competent jurisdiction to collect the Assets or any proceeds thereof and to enforce any other right in respect of any Assets; (vi) to defend any suit, action or proceeding brought against REO Subsidiary with respect to any Assets; (vii) to settle, compromise or adjust any suit, action or proceeding described in clause (vi) above and, in connection therewith, to give such discharges or releases as Servicer may deem appropriate; and (viii) generally, to sell, transfer, pledge and make any agreement with respect to or otherwise deal with any Assets as fully and completely as though Servicer were the absolute owner thereof for all purposes, and to do, at Servicer's option and REO Subsidiary's expense, at any time, and from time to time, all acts and things which Servicer deems necessary to protect, preserve or realize upon the Assets and to effect the intent of this Agreement, all as fully and effectively as REO Subsidiary might do;

(d) for the purpose of delivering any notices of sale to mortgagors or other third parties, including without limitation, those required by law.

REO Subsidiary hereby ratifies all that said attorneys shall lawfully do or cause to be done by virtue hereof. This power of attorney is a power coupled with an interest and shall be irrevocable.

REO Subsidiary also authorizes Servicer, from time to time, to execute, in connection with any sale, any endorsements, assignments or other instruments of conveyance or transfer with respect to the Assets.

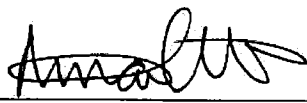
Servicer shall be accountable only for amounts that it actually receives as a result of the exercise of such powers, and neither it nor any of its officers, directors, employees or agents shall be responsible to REO Subsidiary for any act or failure to act hereunder, except for its or their own gross negligence or willful misconduct.

TO INDUCE ANY THIRD PARTY TO ACT HEREUNDER, REO SUBSIDIARY HEREBY AGREES THAT ANY THIRD PARTY RECEIVING A DULY EXECUTED COPY OR FACSIMILE OF THIS INSTRUMENT MAY ACT HEREUNDER, AND THAT REVOCATION OR TERMINATION HEREOF SHALL BE INEFFECTIVE AS TO SUCH THIRD PARTY UNLESS AND UNTIL ACTUAL NOTICE OR KNOWLEDGE OF SUCH REVOCATION OR TERMINATION SHALL HAVE BEEN RECEIVED BY SUCH THIRD PARTY, AND SERVICER ON ITS OWN BEHALF AND ON BEHALF OF SERVICER'S ASSIGNS, HEREBY AGREES TO INDEMNIFY AND HOLD HARMLESS ANY SUCH THIRD PARTY FROM AND AGAINST ANY AND ALL CLAIMS THAT MAY ARISE AGAINST SUCH THIRD PARTY BY REASON OF SUCH THIRD PARTY HAVING RELIED ON THE PROVISIONS OF THIS INSTRUMENT.

[REMAINDER OF PAGE INTENTIONALLY BLANK. SIGNATURES FOLLOW.]

IN WITNESS WHEREOF REO Subsidiary has caused this power of attorney to be executed this
__ day of March, 2016.

NATIONSTAR REO SUB 1B LLC
(REO Subsidiary)

By: 
Name: Amar Patel
Title: Senior Vice President

Acknowledgment of Execution by REO
Subsidiary (Principal):

STATE OF Texas)
COUNTY OF Dallas) ss.:

On the 4th day of May, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Amar Patel, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as Senior Vice President for NATIONSTAR REO SUB 1B LLC and that by his signature on the instrument, the person upon behalf of which the individual acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my office seal the day and year in this certificate first above written.

K.M. Sims
Notary Public

My Commission expires 11/11/18

