



2017-010362
Klamath County, Oregon
09/13/2017 12:30:00 PM
Fee: \$72.00

AFTER RECORDING MAIL TO:
Robalee Gillen
47209 Gerber Road
Bonanza, OR 97623

**UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE SENT
TO THE FOLLOWING ADDRESS:**
Robalee Gillen
47209 Gerber Road
Bonanza, OR 97623

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

Special Warranty Deed

THE GRANTOR, Nationstar HECM Acquisition Trust 2016-3, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee, whose address is 500 Delaware Avenue, 11th Floor, Wilmington, DE 19801,

for and in the true consideration of **\$110,000.00** (required by ORS 93.030) in hand paid, bargains, sells, and conveys to

Robalee Gillen,
GRANTEE, whose address is 47209 Gerber Road, Bonanza, OR 97623

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

Legal Description:
*****SEE ATTACHED EXHIBIT "A"*****

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.

-page 2 of 2-

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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 2016-3, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee

BY: [Signature] 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 Aaron 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, as attorney in fact for Nationstar HECM Acquisition Trust 2016-3, 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 2016-3, 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.

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

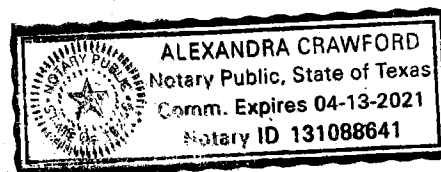
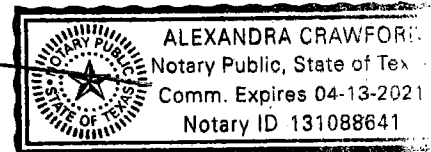


EXHIBIT "A"
LEGAL DESCRIPTION

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.

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leonardil

SPACE ABOVE THIS LINE FOR RECORDER'S USE

After Recording Return To:
Nationstar Mortgage LLC
4000 Horizon Way, Suite 150
Irving TX 75063

LIMITED POWER OF ATTORNEY

Wilmington Savings Fund Society, FSB, not individually but solely as trustee of the New York common law trust known as Nationstar HECM Acquisition Trust 2016-3 (the "Acquisition Trustee") having an office at 500 Delaware Avenue, 11th Floor, Wilmington, Delaware 19801, hereby appoints NATIONSTAR MORTGAGE LLC, a Delaware limited liability company ("Nationstar"), having an office at 8950 Cypress Waters Boulevard, Coppell, TX 75019, and any of its affiliates, and the officers, employees and agents of each, as its true and lawful attorney-in-fact for the purposes set forth below. This Limited Power of Attorney is given for the purpose of performing all acts and executing all documents in the name of the Acquisition Trustee, as necessary and incidental to the servicing of said loans in compliance with the terms of the Trust Agreement of Nationstar HECM Acquisition Trust 2016-3, dated as of July 28th 2016, by and between Nationstar Reverse Mortgage Funding LLC and the Acquisition Trustee (the "Agreement") and applicable law, including but not limited to:

1. Demand, sue for, recover, collect and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become due and payable) belonging to or claimed by the Acquisition Trustee, and to use or take any lawful means for recovery by legal process or otherwise, including but not limited to the substitution of trustee serving under a Deed of Trust, the preparation and issuance of statements of breach, notices of default, and/or notices of sale, accepting deeds in lieu of foreclosure, evicting (to the extent allowed by federal, state or local laws), foreclosing on the properties under the Security Instruments by judicial or non-judicial foreclosure, actions for temporary restraining orders, injunctions, appointments of receiver, suits for waste, fraud and any and all other tort, contractual or verifications in support thereof, as may be necessary or advisable in any bankruptcy action, state or federal suit or any other action.
2. Execute and/or file such documents and take such other action as is proper and necessary to defend the Acquisition Trustee in litigation and to resolve any litigation where the Servicer has an obligation to defend the Acquisition Trustee, including but not limited to dismissal, termination, cancellation rescission and settlement.
3. Transact business of any kind regarding the Loans, as the Acquisition Trustee's act and deed, to contract for, purchase, receive and take possession and evidence of title in and to the Property and/or to secure payment of a promissory note or performance of any obligation or agreement relating thereto.

4. Execute, complete, indorse or file bonds, notes, mortgages, deeds of trust and other contracts, agreements and instruments regarding the Borrowers and/or the Property, including but not limited to the execution of estoppel certificates, financing statements, continuation statements, releases, satisfactions, reconveyances, assignments, loan modification agreements, payment plans, waivers, consents, amendments, forbearance agreements, loan assumption agreements, subordination agreements, property adjustment agreements, management agreements, listing agreements, purchase and sale agreements and other instruments pertaining to mortgages or deeds of trust, and execution of deeds and associated instruments, if any, conveying the Property, in the interest of the Acquisition Trustee.
5. Endorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the undersigned.
6. Execute any document or perform any act in connection with the administration of any PMI policy or LPMI policy, hazard or other insurance claim relative to the Loans or related Property.
7. Subordinate the lien of a mortgage, deed of trust, or deed to secure debt (i) for the purpose of refinancing Loans, where applicable, or (ii) to an easement in favor of a public utility company or a government agency or unit with powers of eminent domain, including but not limited to the execution of partial satisfactions and releases and partial reconveyances reasonably required for such purpose, and the execution of requests to the Acquisition Trustee to accomplish the same.
8. Convey the Property to the mortgage insurer, or close the title to the Property to be acquired as real estate owned, or convey title to real estate owned property ("REO Property").
9. Execute and deliver the following documentation with respect to the sale of REO Property acquired through a foreclosure or deed-in-lieu of foreclosure, including, without limitation: listing agreements, purchase and sale agreements; grant / limited or special warranty / quit claim deeds or any other deed, but not general warranty deeds, causing the transfer of title of the property to a party contracted to purchase same; escrow instructions; and any and all documents necessary to effect the transfer of REO Property.

Nationstar hereby agrees to indemnify, defend and hold the Acquisition Trustee (individually and in its capacity as trustee), and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of the misuse of this Limited Power of Attorney by Nationstar. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the related agreements.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Acquisition Trustee has executed this Limited Power of Attorney this 29th day of August, 2016.

Witness: [Signature]

Name: Devon Almeida

Witness: [Signature]

Name: Andrew Rutter

WILMINGTON SAVINGS FUND SOCIETY, FSB, not
in its individual capacity, but solely as Acquisition Trustee

By: [Signature]

Name: Donna Lockerman

Title: Asst. Vice President

STATE OF DELAWARE
COUNTY OF NEW CASTLE

On August 29, 2016, Donna Lockerman, personally appeared before me, a Notary Public in and for said State, known to me to be an Assistant Vice President of Wilmington Savings Fund Society, FSB that executed the within instrument, and also known to me to be the person who executed said instrument on behalf of such Acquisition Trustee and acknowledged to me that such Acquisition Trustee executed the within instrument.

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

(SEAL)



[Signature]

Name: Anthony Jeffery

Notary Public

My Commission Expires: January 12, 2019

20160676615
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL



The foregoing instrument is an
electronically prepared
full, true and correct copy
of the original record in this
office.

Attest: 09/19/2016 01:36:20 PM

By  Recorder

To Verify this purchase visit
<http://recorder.maricopa.gov/recdocdata/verifycert.aspx?id=168071>