

2017-010738

Klamath County, Oregon

09/21/2017 02:55:00 PM

Fee: \$52.00

File No. 17-81394

Grantor
NRZ REO VI Corp 5861 Pine Avenue B-8 Chino Hills, CA 91709
Grantee
SandyLee A. Phelps PO Box 1256 Chiloquin, OR 97624
After recording return to
SandyLee A. Phelps PO Box 1256 Chiloquin, OR 97624
Until requested, all tax statements shall be sent to
SandyLee A. Phelps PO Box 1256 Chiloquin, OR 97624 Tax Acct No(s): R448420

Reserved for Recorder's Use

STATUTORY SPECIAL WARRANTY DEED

NRZ REO VI Corp, Grantor, conveys and specially warrants to SandyLee A. Phelps, 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 \$96,500.00. (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 28 day of August, 2017.

NRZ REO VI Corp.

BY: Coastline Capital Asset Management, LLC, as attorney in fact

By: Sean Irwin

Its: Member

STATE OF ~~OREGON~~ California

COUNTY OF San Bernardino

This instrument was acknowledged before me this 28th day of August, 2017 by Sean Irwin ~~Sean Irwin~~, as Member ~~Member~~, of Coastline Capital Asset Management, LLC as attorney in fact for NRZ REO VI Corp, on behalf of the corp corporation.

D Hill
Notary Public for ~~Oregon~~ California

My Commission Expires: June 28, 2018

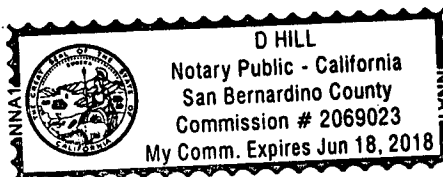


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 11, NEW DEAL TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.