


MTC 212688 AM

2018-000745

Klamath County, Oregon

01/19/2018 03:56:01 PM

Fee: \$52.00

AFTER RECORDING RETURN TO:

Nationstar Mortgage, LLC
8950 Cypress Waters Boulevard
Coppell, TX 75019

UNTIL A CHANGE IS REQUESTED

**ALL TAX STATEMENTS SHALL BE SENT
TO THE FOLLOWING ADDRESS:**

Nationstar Mortgage, LLC
8950 Cypress Waters Boulevard
Coppell, TX 75019

PID 1367713 / LN 118842681

PNW: 17117489

Grantor: Wells Fargo Bank, N.A.

Grantee: Nationstar Mortgage, LLC d/b/a Champion Mortgage Company

Map / Property / Code: R-3407-01000-00500-000 / R751984 / 148;147

Property Address: 581 Camp Drive, Chiloquin, OR 97624

Quit Claim Deed

Wells Fargo Bank, N.A., with an address c/o 8950 Cypress Waters Boulevard, Coppell, TX 75019, **GRANTOR**, quitclaims and conveys to **Nationstar Mortgage, LLC, d/b/a Champion Mortgage Company** with an address of 8950 Cypress Waters Boulevard, Coppell, TX 75019, 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:

SHORT LEGAL: TWP 34 RNGE 7, BLOCK SEC 10, TRACT LOT 10 11 12 S2SW4, ACRES 135.42, COUNTY OF KLAMATH, STATE OF OREGON

A FULL LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN BY THIS REFERENCE.

MAP / PROPERTY / CODE: R-3407-01000-00500-000 / R751984 / 148;147

PROPERTY ADDRESS: 581 CAMP DRIVE, CHILOQUIN, OR 97624.

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.

Grantor: Wells Fargo Bank, N.A.
Grantee: Nationstar Mortgage, LLC d/b/a Champion Mortgage Company
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Property Address: 581 Camp Drive, Chiloquin, OR 97624

GRANTOR:

Wells Fargo Bank, N.A.

By Nationstar Mortgage, LLC, as Attorney-in-Fact

By:

[Signature]
Assistant Secretary

Date: _____

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF ~~TEXAS~~ California)
) ss.
COUNTY OF Orange)

On November 30th 2017, before me, William Dexter Godbey Notary Public, personally appeared Sonia Capri Assistant Secretary 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 Wells Fargo Bank, N.A.**, and that by his/her/their signature(s) in the instrument the person(s), or entity upon behalf of which the person(s) acted, 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 California
Residing at: California
My appointment expires: Jan 31, 2020

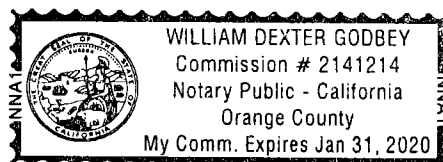


EXHIBIT 'A'

LEGAL DESCRIPTION

REAL PROPERTY SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS:

LOT 5 IN BLOCK 7 OF WOODLAND PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH AN UNDIVIDED 1/88TH INTEREST IN THE FOLLOWING DESCRIBED LAND, TWO PARCELS SITUATE IN LOTS 1 AND 2, SECTION 15, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15, TOWNSHIP 34 SOUTH RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING; THENCE ALONG THE NORTH LINE OF SAID SECTION, NORTH 89° 42' 15" EAST 400 FEET; THENCE SOUTH 62.42 FEET; THENCE SOUTH 46°57' 20" WEST 408.82 FEET TO THE NORTHEASTERLY BANK OF THE WILLIAMSON RIVER; THENCE FOLLOWING SAID RIVER BANK NORTH 37° 53' 20" WEST 136.90 FEET; THENCE NORTH 16° 33' WEST 60.98 FEET TO THE WEST LINE OF SECTION 15; THENCE NORTHERLY ON SAID SECTION LINE 172.92 FEET TO THE POINT OF BEGINNING.

PARCEL B:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING; THENCE NORTH 89° 42' 15" EAST 400.0 FEET ALONG THE NORTH LINE OF SAID SECTION 15; THENCE SOUTH 62.42 FEET; THENCE SOUTH 50°43' 50" EAST 453.16 FEET; THENCE SOUTH 76° 17' 30" EAST 886.79 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 35° 56' 30" WEST 446.55 FEET TO A POINT ON THE NORTHEASTERLY BANK OF THE WILLIAMSON RIVER; THENCE SOUTH 45° 32' 20" EAST 84.00 FEET; THENCE NORTH 44° 52' 10" EAST 411.58 FEET; THENCE NORTH 34° 25' 40" WEST 156.01 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

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