



**2018-000746**

**Klamath County, Oregon**

01/19/2018 03:56:01 PM

Fee: \$52.00

**AFTER RECORDING MAIL TO:**

Ronald R. Theall & Dorothy F. Theall  
581 Camp Drive  
Chiloquin, OR 97624

**UNTIL A CHANGE IS REQUESTED**

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

Ronald R. Theall & Dorothy F. Theall  
581 Camp Drive  
Chiloquin, OR 97624

Filed for Record at Request of: PNWE

PNW Number: 17117489

**Parcel /Account No(s): R751984**

**Property Address: 581 Camp Drive, Chiloquin, OR 97624**

**Special Warranty Deed**

**THE GRANTOR, Nationstar Mortgage LLC, d/b/a Champion Mortgage Company,**  
**which acquired title as Champion Mortgage Company,** whose address is 8950 Cypress  
Waters Boulevard, Coppell, TX 75019

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

**Ronald R. Theall**

**GRANTEE,** whose address is 581 Camp Drive, Chiloquin, OR 97624

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.

Parcel /Account No(s): R751984

Property Address: 581 Camp Drive, Chiloquin, OR 97624

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~~ Mortgage LLC d/b/a Champion Mortgage Company

BY:  Sonia Capi, Assistant Secretary

Dated: \_\_\_\_\_

**CERTIFICATE OF ACKNOWLEDGMENT**

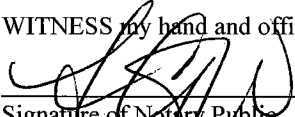
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

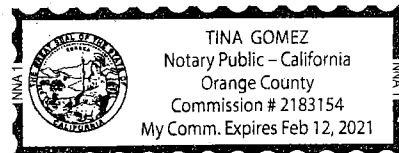
STATE OF California  
COUNTY OF Orange ) ss.

On 1/5/2018, before me, Tina Gomez, Notary Public, personally appeared **Sonia Capi, 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 d/b/a Champion Mortgage Company, Grantor**, and that by his/her/their signature(s) in the instrument **Nationstar Mortgage LLC d/b/a Champion Mortgage Company**, 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 California  
Residing at: Orange County  
My appointment expires: 2/12/2021



**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.

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

PROPERTY ADDRESS: 581 CAMP DRIVE, CHILOQUIN, OR 97624