

2018-001580

Klamath County, Oregon

02/09/2018 09:07:01 AM

Fee: \$47.00

Tax statements to:
WELLSFARGO
BANK, N.A.
18700 N.W. Walker
Road, Bldg. 92
Beaverton, OR 97006

Original return to:
Aldridge Pite, LLP
4375 Jutland Dr. Suite 200
San Diego, CA 92117

Space Above For Recorder's Use

WARRANTY DEED

Grantor: WELLS FARGO BANK, N.A.
18700 N.W. Walker Road, Bldg. 92 Beaverton, OR 97006

Grantee: Federal National Mortgage Association (FNMA), 14221 Dallas Pkwy., Ste. 1000, Dallas, TX

The consideration for this conveyance is other value given, as hereby duly recognized between Grantor and Grantee.

Grantor conveys and warrants to Grantee the following described real property, free of encumbrances except as specifically set forth herein:

LOT 12 IN BLOCK 19 THIRD ADDITION TO RIVER PINE ESTATES, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH
COUNTY, OREGON

commonly known as:

149011 Snuffy Dr., La Pine, OR 97739

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.

Nationstar Mortgage LLC d/b/a
Champion Mortgage Company as
attorney-in-fact for Wells Fargo Bank,
N.A.

Dated this 30 day of January, 2018. By: 1/30/18

Name: Jason Syre-White
Title: Assistant Secretary

STATE OF Texas }
COUNTY OF Dallas }

On 1-30-18 before me, Erin Naylor, personally appeared Jason Syre-White, who
proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and
acknowledged to me that the same was executed in by their authorized capacity.

I certify under penalty of perjury under the laws of the State of Texas that the foregoing paragraph is true
and correct.

WITNESS my hand and official seal.

Signature [Signature] (seal)
Name: Erin Naylor

