

2018-002165

Klamath County, Oregon

02/26/2018 03:43:01 PM

Fee: \$57.00

**SPECIAL WARRANTY DEED**

**GRANTOR:**

Nationstar Mortgage LLC d/b/a Champion  
Mortgage Company  
8950 Cypress Waters Blvd  
Coppell, Texas 75019

**GRANTEE:**

Nationstar REO Sub 1B LLC  
8950 Cypress Waters Blvd  
Coppell, Texas 75019

**After Recording Return To:**

Old Republic Servicing Solutions  
Attn: Recording Department  
681 Andersen Dr, Foster Plaza Bldg 6-6th Fl  
Pittsburgh, Pennsylvania 15220

**Until A Change Is Requested, All Tax Statements  
Shall Be Sent To The Following Address:**

Nationstar Mortgage LLC d/b/a Champion  
Mortgage Company  
8950 Cypress Waters Blvd  
Coppell, Texas 75019

Loan No.: 743389

Investor No.: 206391734

**SPECIAL WARRANTY DEED**

**KNOWN ALL BY THESE PRESENTS** that Nationstar Mortgage LLC d/b/a Champion Mortgage  
Company

, hereinafter called grantor,  
for the consideration hereinafter stated, to grantor paid by Nationstar REO Sub 1B LLC, successors and assigns, at  
8950 Cypress Waters Blvd, Coppell, TX 75019

, hereinafter called grantee,  
does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain  
real property, with the tenements, hereditaments and appurtenances thereunto belonging in any way appertaining,  
situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

**Property Address:** 2792 Diane Dr., Klamath Falls, Oregon 97603

**Tax ID No.:** R509435

The true and actual consideration paid for this transfer, state in terms of dollars, is \$ 0.00.

Loan No.: 743389  
Investor No.: 206391734

**TO HAVE AND TO HOLD** the same unto grantee and grantee's heirs, successors and assigns forever.

**AND** grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances created or suffered by the grantor, except (if no exceptions, so state): \_\_\_\_\_

\_\_\_\_\_ ,  
and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, by, through or under Grantee, except those claiming under the above described premises.

In constructing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to individuals.

**BEFORE SIGING 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 AQUIRING 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

Loan No.: 743389  
Investor No.: 206391734

IN WITNESS WHEREOF, the grantor has executed this instrument this 11<sup>th</sup> day of January, 2018.

Nationstar Mortgage LLC d/b/a Champion  
Mortgage Company -Grantor

By: [Signature]

Printed Name: Tiera Thune

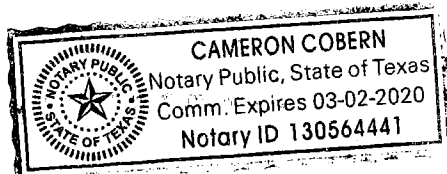
Its: Assistant Secretary

### GRANTOR ACKNOWLEDGMENT

State of Texas §  
§  
County of Denton §

The foregoing instrument was acknowledged before me January 11, 2018 [date],  
by Tiera Thune, as Assistant Secretary,  
of Nationstar Mortgage LLC d/b/a Champion Mortgage Company

(Seal)



[Signature] [name of entity].  
Notary Signature

Printed Name Cameron Cobern

Notary Public, State of Texas

My Commission Expires: 3/2/2020

Loan No.: 743389  
Investor No.: 206391734

**EXHIBIT "A"**

Lot 4, Block 2, FIRST ADDITION TO EASTMOUNT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.