

2018-005223

Klamath County, Oregon

04/27/2018 02:58:01 PM

Fee: \$52.00

RECORDING REQUESTED BY:  
SERVICELINK TITLE COMPANY

**AND WHEN RECORDED MAIL TO:**

Until a change is requested,  
all tax statements shall be sent  
to the following address:

McFarland Ranches LLC  
P.O. Box 5263  
Klamath Falls OR 97601

Escrow No: OR-1023-AS  
Tax ID: R773899

This area reserved for County Recorder

**SPECIAL WARRANTY DEED  
(OREGON)**

Nationstar Mortgage LLC, to McFarland Ranches LLC the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

The following real property situated in **the city of Klamath Falls, County of Klamath, OREGON**

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

Property commonly known as: **3150 Lakeshore Drive, Klamath Falls, OR 97601**

This property is free of all encumbrances created, EXCEPT: **Exceptions to the covenants described in ORS 93.855(2)**

The true consideration for this conveyance is **\$128,100.00**

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, OF 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. THIS INSTRUMENT DOES NOT ALLOW THE 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, OF CHAPTER 424, UNDER 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.

Dated: April 25, 2018

Nationstar Mortgage LLC



T. Love  
Name: Teresa Love  
Title: Assistant Secretary

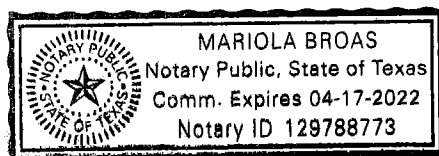
State of TEXAS  
County of Denton

On April 25, 2018 before me, Mariola Broas, Notary Public,  
personally appeared Teresa Love 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), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of  
which the person(s) acted, executed the instrument.

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 MB (Seal)



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in the SE1/4 of the SE1/4 of Section 10; the SW1/4 of the SW1/4 of Section 11; the NW1/4 of the NW1/4 of Section 14; and the NE1/4 of the NE1/4 of Section 15, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. Said parcel of land being more particularly described as follows:

Beginning at a 5/8" rebar with cap, marking the center 1/4 of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, said Center 1/4 also being the Northwest corner of that parcel of land shown as Parcel 1 on record survey 1571 as filed in the Klamath County Surveyors Office, Klamath County, Oregon; thence North 20° 05' 27" West 7745.10 feet to a 5/8" rebar; said 5/8" rebar being the true point of beginning; thence North 17° 08' 43" East to a 5/8" rebar; thence South 78° 35' 53" West 704.19 feet to a 5/8" rebar; thence South 17° 08' 43" West 704.19 feet to a 5/8" rebar; thence North 78° 35' 53" East 704.19 feet to the true point of beginning.