

**2018-006095**

**Klamath County, Oregon**

**05/18/2018 09:16:01 AM**

**Fee: \$52.00**

RECORDING REQUESTED BY:

**McCarthy & Holthus, LLP**

**1770 Fourth Avenue**

**San Diego, CA 92101**

AND WHEN RECORDED MAIL DEED AND TAX

STATEMENTS TO:

Mortgage Equity Conversion Asset Trust 2011-1 (aka Mortgage Equity Conversion Asset Trust 2011-1, Mortgage-Backed Securities 2011-1) by U.S. Bank National Association as Co-Trustee

c/o Champion Mortgage Company

8950 Cypress Waters Blvd.

Coppell, TX 75019

**A.P.N.: 867878, 894624**

**T.S. No.: OR-14-623499-JUD**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## **STATUTORY WARRANTY DEED**

### **THE UNDERSIGNED GRANTOR(S) DECLARE(S):**

xx Document Transfer Tax is \$00.00

xx This transaction is exempt from the requirements of the Oregon Revised Statutes § 307.040

xx **A.P.N. 867878, 894624**

**Nationstar Mortgage LLC d/b/a Champion Mortgage Company, 8950 Cypress Waters Blvd., Coppell, TX, 75019, Grantor, conveys and warrants to Mortgage Equity Conversion Asset Trust 2011-1 (aka Mortgage Equity Conversion Asset Trust 2011-1, Mortgage-Backed Securities 2011-1) by U.S. Bank National Association as Co-Trustee, Grantee, the following described real property free of encumbrances except as specifically set forth herein:**

*Attached as Exhibit 1*

Taxes for the current year have been prorated and are assumed by Grantee. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the property described below as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances and building use occupancy codes.

The true consideration for this conveyance is \$ 0.00

**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, 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 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.

Dated this 11 day of May, 2018

Nationstar Mortgage LLC d/b/a Champion Mortgage Company

[Signature] Date: 5/11/18

Name: Blaze Randazzo

Title: Assistant Secretary

State of TEXAS }

ss.

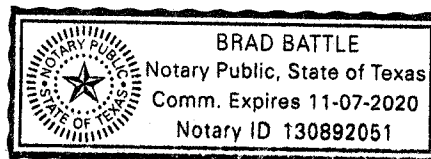
County of DALLAS }

On 5/11/2018, before me, Brad Battle, a Notary Public in and for said County and State personally appeared Blaze Randazzo personally known to me (or proved 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 this instrument on the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

{Seal}

WITNESS my hand and official seal

Signature: [Signature]  
Notary Public for [insert State] Texas  
My commission expires 11-07-2020



# Exhibit 1

The SW1/4 NE1/4 of Section 20, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a continuous 30-foot wide access easement, more particularly described as follows:

The Easterly 30 feet of the W1/2 SW1/4 NW1/4 of Section 21; the Easterly 30 feet of the W1/2 S1/2 S1/2 NW1/4 NW1/4 of Section 21; the Southerly 30 feet of the N1/2 SW1/4 NW1/4 NW1/4 of Section 21; the Southerly 30 feet of the N1/2 S1/2 NE1/4 NE1/4 of Section 20; the Southerly 30 feet of the Easterly 30 feet of the N1/2 S1/2 NW1/4 NE1/4 of Section 20; the Easterly 30 feet of the S1/2 S1/2 NW1/4 NE1/4 of Section 20. The West 30 feet of the E1/2 SW1/4 and the West 30 feet of the South 50 feet of the SE1/4 NW1/4 of Section 21, Township 39 South, Range 12 East of the Willamette Meridian. The Southerly 30 feet of the E1/2 SW1/4 NW1/4 of Section 21, Township 39 South, Range 12 East of the Willamette Meridian, in Klamath County, Oregon.