

2018-006464

Klamath County, Oregon

05/29/2018 09:35:00 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:

A.P.N.: R773899

T.S. No.: OR-17-800035-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. R773899**

Nationstar Mortgage LLC d/b/a Mr. Cooper, 8950 Cypress Waters Boulevard, Coppell, TX, 75019, Grantor, conveys and warrants to **THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK** as successor in interest to **JP Morgan Chase Bank, N.A.**, as Trustee for **Centex Home Equity Loan Trust 2005-A**, Grantee, the real property described as shown in the attached *Exhibit 1* and commonly known as: **3150 Lakeshore Drive, Klamath Falls, Oregon 97220**, free of encumbrances except as specifically set forth herein:

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 17 day of May, 2018

Nationstar Mortgage LLC d/b/a Mr. Cooper

Jim Ma B... Date: 5/17/18

Name: Tina Marie Braune

Title: Document Execution Associate

State of Texas }
County of Denton } ss.

On May 17, 2018, before me, Karen Prock, a Notary Public in and for said County and State personally appeared Tina Marie Braune 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: Karen Prock
Notary Public for [insert State] Texas
My commission expires 11-30-19

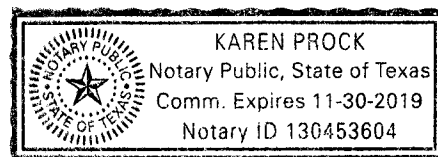


Exhibit 1

Real property in the County of Klamath, State of Oregon, described as follows:

A parcel of land situated in the NE1/4 of the NE1/4 of Section 15, Township 38 South, Range 8 East, 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, 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 Surveyor's 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.