

**2018-008352**

**Klamath County, Oregon**

07/12/2018 04:00:01 PM

Fee: \$97.00

## **COVER PAGE FOR OREGON DEEDS**

**Grantor:** Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, f/k/a Norwest Bank Minnesota, National Association, solely in its capacity as Trustee for Provident Bank Home Equity Loan Asset-Backed Certificates, Series 1999-3, By: Ocwen Loan Servicing, LLC, as Attorney-In-Fact

**Grantor's Mailing Address:** C/o Ocwen Loan Servicing, LLC, 1661 Worthington Road Suite 100, West Palm Beach, Florida 33409

**Grantee:** Jose Mendez Cobian, a married person

**Grantees Mailing Address:** 2821 6th Street, Malin, Oregon 97632

**Type of Document to be Recorded:** SPECIAL WARRANTY DEED

**Consideration:** The true consideration for this conveyance is: **THIRTY-SIX THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$36,500.00)**

**Prior Recorded Document Reference:** Deed: Recorded June 19, 2018; Doc. No. 2018-007368

**Until a change is requested, all Tax Statements shall be sent to the following address:**

Jose Mendez Cobian  
2821 6th St Malin,  
OR 97632

**After Recording Return To:**

Jose Mendez Cobian  
2821 6th St  
Malin, OR 97632

**Prepared By:**

Leila H. Hale, Esq.  
9041 South Pecos Road #3900  
Henderson, NV 89074  
Phone: 702-736-6400

## **SPECIAL WARRANTY DEED**

TITLE OF DOCUMENT

**Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, f/k/a Norwest Bank Minnesota, National Association, solely in its capacity as Trustee for Provident Bank Home Equity Loan Asset-Backed Certificates, Series 1999-3, By: Ocwen Loan Servicing, LLC, as Attorney-In-Fact, Grantor, hereby GRANTS, CONVEYS and SPECIALLY Warrants to Jose Mendez Cobian, a married person, Grantee, the following described real property in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:**

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Tax Account No.: **R515311**

Prior Recorded Document Reference: **Deed: Recorded June 19, 2018; Doc. No. 2018-007368**

Encumbrances (If none, so state): All those items of record, if any, as of the date of this deed,  
N/A

**The true consideration for this conveyance is: THIRTY-SIX THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$36,500.00)**

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 9 day of July, 2018 If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

M. Rivera

Moraima Rivera

Kathie Burgos

Signor of Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, f/k/a Norwest Bank Minnesota, National Association, solely in its capacity as Trustee for Provident Bank Home Equity Loan Asset-Backed Certificates, Series 1999-3, By: Ocwen Loan Servicing, LLC, as Attorney-In-Fact

Printed Name & Title **Katherine Burgos**  
Contract Management Coordinator

STATE OF Florida

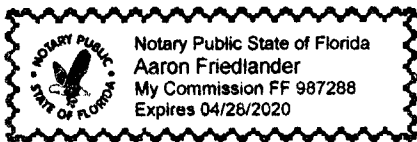
COUNTY OF Palm Beach ss

This instrument was acknowledged before me on this 9 day of July, 2018, by Katherine Burgos, as Contract Management Coordinator of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact For Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, f/k/a Norwest Bank Minnesota, National Association, solely in its capacity as Trustee for Provident Bank Home Equity Loan Asset-Backed Certificates, Series 1999-3**, a corporation organized and operating under the laws of the State of Delaware, on behalf of the corporation.

POA recorded simultaneously herewith.

**NOTARY STAMP/SEAL**

Before Me: Aaron Friedlander  
NOTARY PUBLIC- STATE OF Florida  
My Commission Expires:                       
Loan Number: 7092243372



Personally Known To Me

AZ 7/9/18

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

THE EASTERLY 87 FEET OF LOT 82 OF PLEASANT HOME TRACTS, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH  
COUNTY, OREGON.