

2018-011418

Klamath County, Oregon

09/20/2018 11:51:00 AM

Fee: \$87.00

WHEN RECORDED MAIL TO
Aldridge Pite, LLP
111 SW Columbia Street #950
Portland, OR 97201

MAIL TAX STATEMENT TO:
Shellpoint Mortgage Servicing
75 Beattie Place, Suite #300
Greenville, SC 29601

Space Above For Recorder's Use

TS No: 000172-008333

SPECIAL WARRANTY DEED

The true consideration for this conveyance is other value given as hereby duly recognized between Grantor and Grantee.

Grantor: **NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING**

Grantee: **FEDERAL HOME LOAN MORTGAGE CORPORATION**

Grantor conveys and specially warrants to Grantee the following described real property, free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

THE EAST 75 FEET OF LOT 1, BLOCK 2, SHASTA VIEW TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

Commonly known as: **6019 SHASTA WAY, KLAMATH FALLS, OREGON 97603**

Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through or under Grantor.

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, 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

CRC SPCLWARRYDEED
000172-008333

T.S. No. 000172-008333

APN:

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 18th day of September, 2018. By: [Signature]
Name: Sophie Bui
Title: Foreclosure Specialist

STATE OF Texas }
COUNTY OF Harris }

On 9/18/2018 before me, Eulisa Miranda personally appeared Sophie Bui, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that the same was executed in by their authorized capacity.
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 [Signature] (seal)
Name: Eulisa Miranda

