

2018-012819

Klamath County, Oregon

10/19/2018 12:31:01 PM

Fee: \$87.00

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

MAIL TAX STATEMENT TO:
Ditech Financial LLC
5505 N Cumberland Ave, Suite 307
Chicago, IL 60656

Space Above For Recorder's Use

TS No: 000400-000946.001

SPECIAL WARRANTY DEED

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

Grantor: **DITECH FINANCIAL LLC**

Grantee: **FEDERAL NATIONAL MORTGAGE ASSOCIATION**

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:

LOT 16, BLOCK 3, ROUND LAKE ESTATES, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

TOGETHER WITH A MULTIWIDE MANUFACTURED HOME, which is permanently affixed and attached to the land and is part of the Real Property and which, by intention of the parties, shall constitute a part of the realty and shall pass with it:

Year/Make: 1993/FUQUA

LX W:48X24

VIN #:12512

Commonly known as: **14213 MEADOWBROOK COURT, KLAMATH FALLS, OR 97601**

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

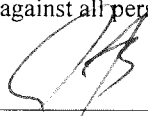
CRC SPCLWARRYDEED
000400-000946.001

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T.S. No. 000400-000946.001
APN:

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.

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

Dated this 18 day of October, 2018. By: 

Name: Juan Becerra

Title: Document Execution Representative

STATE OF Arizona}
COUNTY OF Maricopa}

On October 18, 2018 before me, Fred Lenz, personally appeared Juan Becerra, 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 Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Fred Lenz (seal)
Name:

