



2018-013644

Klamath County, Oregon

11/08/2018 01:43:01 PM

Fee: \$87.00

WHEN RECORDED MAIL TO
Aldridge Pite, LLP
4375 Jutland Drive
San Diego, CA 92117

MAIL TAX STATEMENT TO:
Nationstar Mortgage LLC
8950 Cypress Waters Blvd
Coppell, TX 75019

Space Above For Recorder's Use

APN: R685967
TS No: 000550-119389

SPECIAL WARRANTY DEED

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

Grantor: **NATIONSTAR MORTGAGE LLC**

Grantee: **SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES**

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:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF TRACT 1287, AGENCY LAKE RANCHES, A DULY RECORDED SUBDIVISION, FROM WHICH THE NORTHWEST CORNER OF LOT 9 BEARS SOUTH 89°57'34" WEST 45.80 FEET; THENCE NORTH 03°30'35" EAST 504.23 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 62; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY 560 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 89°57'34" WEST 276.72 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON THE PLAT OF SAID TRACT 1287, AGENCY LAKE RANCHES.

Commonly known as: **38898 HWY 62, CHILOQUIN, OR 97624**

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

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NATIONSTAR MORTGAGE LLC

Dated this 1st day of November, 2018. By: [Signature] 11/1/18
Name: Steven Dormann
Title: Document Execution Associate

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 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.

STATE OF Texas }
COUNTY OF Denton }

On 11/1/18 before me, Alison Shadoin, personally appeared Steven Dormann, 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: Alison Shadoin

