

**2018-013786**

**Klamath County, Oregon**

11/13/2018 01:19:01 PM

Fee: \$92.00

## **COVER PAGE FOR OREGON DEEDS**

**Grantor:** U.S. Bank N.A., as Trustee for the registered holders of Mortgage-Backed Pass-Through Certificates, Series 2003-AR15, 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:** Steve Mattox, a married person as his sole and separate property

**Grantees Mailing Address:** 741 Main St, Suite B, Springfield, Oregon 97477

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

**Consideration:** The true consideration for this conveyance is: **SEVENTY-EIGHT THOUSAND FORTY AND NO/100 DOLLARS (\$78,040.00)**

**Prior Recorded Document Reference:** Deed: Recorded August 22, 2018; Doc. No. 2018-009939

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

Steve Mattox  
741 Main St, Suite B  
Springfield, OR 97477

**After Recording Return To:**

Steve Mattox  
741 Main St, Suite B  
Springfield, OR 97477

**Prepared By:**

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

## **SPECIAL WARRANTY DEED**

TITLE OF DOCUMENT

**U.S. Bank N.A., as Trustee for the registered holders of Mortgage-Backed Pass-Through Certificates, Series 2003-AR15, by Ocwen Loan Servicing, LLC as attorney-in-fact, Grantor, hereby GRANTS, CONVEYS and SPECIALLY Warrants to Steve Mattox, a married person as his sole and separate property, Grantee, the following described real property in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:**

LOT 12 IN BLOCK 7 OF JACK PINE VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

Tax Account No.: **R133796**

Prior Recorded Document Reference: **Deed: Recorded August 22, 2018; Doc. No. 2018-009939**

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: SEVENTY-EIGHT THOUSAND FORTY AND NO/100 DOLLARS (\$78,040.00)**

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 8 day of NOV, 2018. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

Kathie Burgos  
Signor of U.S. Bank N.A., as Trustee for the registered holders of Mortgage-Backed Pass-Through Certificates, Series 2003-AR15, by Ocwen Loan Servicing, LLC as attorney-in-fact

Katherine Burgos Contract Management Coordinator  
Printed Name & Title

STATE OF Florida  
COUNTY OF Palm Beach ss

This instrument was acknowledged before me on this 8 day of NOV, 2018, by Katherine Burgos, as Contract Management Coordinator of **Ocwen Loan Servicing, LLC as attorney-in-fact for U.S. Bank N.A., as Trustee for the registered holders of Mortgage-Backed Pass-Through Certificates, Series 2003-AR15**, a corporation organized and operating under the laws of the State of Delaware, on behalf of the corporation.

POA recorded on 4/25/2016 as instrument# 2016-004161

NOTARY STAMP/SEAL



Before Me:

Thania Nunez  
NOTARY PUBLIC- STATE OF Florida  
My Commission Expires:                     

Loan No. 32605578

11/8/18  
personally Known To Me