

2019-005399

Klamath County, Oregon

05/15/2019 08:45:01 AM

Fee: \$87.00

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

MAIL TAX STATEMENT TO:
Champion Mortgage, LLC
8950 Cypress Waters Boulevard
Coppell, TX 75019

Space Above For Recorder's Use

TS No: 000515-118456

SPECIAL WARRANTY DEED

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

Grantor: **WELLS FARGO BANK, N.A.**

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 41 IN BLOCK 19 OF TRACT NO. 1113, OREGON SHORES UNIT 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

Commonly known as: **33612 SUNDANCE CIR., CHILOQUIN, OR 97624**

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.

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APN:

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

Nationstar Mortgage LLC D/B/A Champion
Mortgage Company as attorney in fact for
Wells Fargo Bank, N.A.

Dated this 10 day of May, 2019. By:

5/10/19
Name: Blaze Randazzo
Title: Assistant Secretary

STATE OF TEXAS }
COUNTY OF DENTON }

On 5/10/2019 before me, Jason White, personally appeared Blaze Randazzo, 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 Jason White (seal)
Name:

