



2019-007020

Klamath County, Oregon

06/21/2019 11:51:01 AM

Fee: \$92.00

AFTER RECORDING MAIL TO:
POMO PROPERTIES, INC.
3932 Redondo Way
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE SENT
TO THE FOLLOWING ADDRESS:
POMO PROPERTIES, INC.
3932 Redondo Way
Klamath Falls, OR 97603

Filed for Record at Request of: PNWE
PNW Number: 18118019

Parcel /Account No(s): R223680

Property Address: 38112 Highway 97 North, Chiloquin, OR 97624

Special Warranty Deed

THE GRANTOR, Nationstar Mortgage LLC d/b/a Champion Mortgage Company,
whose address is 8950 Cypress Waters Boulevard, Coppell, TX 75019

for and in the true consideration of **\$155,000.00** (required by ORS 93.030) in hand paid, bargains, sells, and
conveys to

POMO PROPERTIES, INC.,
GRANTEE, whose address is 3932 Redondo Way, Klamath Falls, OR 97603

the following described real estate free of encumbrances created or suffered by Grantor except as
specifically set forth herein:

Legal Description:

*****SEE ATTACHED EXHIBIT "A"*****

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 195.336 195.301 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.

Parcel /Account No(s): **R223680**

Property Address: **38112 Highway 97 North, Chiloquin, OR 97624**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 195.301 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: **Nationstar Mortgage LLC d/b/a Champion Mortgage Company**

BY: Heidi Capenheaver

Dated: June 19, 2019

CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Pennsylvania
COUNTY OF Washington) ss.

On June 19, 2019, before me, Salynn Williams, Notary Public, personally appeared Heidi Capenheaver, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) on behalf of **Nationstar Mortgage LLC d/b/a Champion Mortgage Company, Grantor**, and that by his/her/their signature(s) in the instrument **Nationstar Mortgage LLC d/b/a Champion Mortgage Company**, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State set forth above that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Salynn Williams
Signature of Notary Public
Notary Public in and for the State of Pennsylvania
Residing at: Washington County
My appointment expires: May 20, 2020

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Salynn Williams, Notary Public
Cecil Twp., Washington County
My Commission Expires May 20, 2020

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Government Lot 7, Section 4, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Starting at a point 20 feet North of the Southwest corner of Government Lot 7, thence running East 750 feet; thence running North 275.16 feet; thence West 750 feet; thence South 275.16 feet to the place of beginning.

TOGETHER WITH an appurtenant easement, recorded December 21, 1995, at Volume M95, page 34753, and rerecorded January 5, 1996 at Volume M96, page 416, Records of Klamath County, Oregon.