

**2019-008555**

**Klamath County, Oregon**

**07/29/2019 03:49:01 PM**

**Fee: \$92.00**

## **COVER PAGE FOR OREGON DEEDS**

**Grantor:** Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-3, Mortgage Loan Asset Backed Certificates, Series 2007-3, By PHH Mortgage Corporation successor by merger to 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, FL 33409

**Grantee:** Ronald G. Matock, a single person

**Grantees Mailing Address:** 449 Fir Avenue, Reedsport, OR 97467

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

**Consideration:** The true consideration for this conveyance is: FIFTY-THREE THOUSAND SIX HUNDRED SEVENTY-THREE AND NO/100 DOLLARS (\$53,673.00).

**Prior Recorded Document Reference:** Deed: Recorded March 25, 2019; Doc. No. 2019-003251

**Situs Address:** 705 Owens Street  
Klamath Falls, Oregon 97601-3350

**Tax Account Number:** 479315

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

Ronald G. Matock  
449 Fir Avenue  
Reedsport, OR 97467

**After Recording Return To:**

Ronald G. Matock  
449 Fir Avenue  
Reedsport, OR 97467

**Prepared By:**

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

## **SPECIAL WARRANTY DEED**

Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-3, Mortgage Loan Asset Backed Certificates, Series 2007-3, By PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC as attorney in fact, Grantor, hereby grants, conveys and specially warrants to Ronald G. Matock, a single person, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in the County of Klamath, State of Oregon:

LOT 511, BLOCK 102, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY OREGON. EXCEPTING THEREFROM THE SOUTHERLY 40 FEET THEREOF.

Tax Account Number: 479315

Prior Recorded Document Reference: Deed: Recorded March 25, 2019; Doc. No. 2019-003251

Subject To:     1. Taxes for the Current fiscal year, paid current  
                  2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements  
                      now of Record, if any

The true consideration for this conveyance is: FIFTY-THREE THOUSAND SIX HUNDRED SEVENTY-THREE AND NO/100 DOLLARS (\$53,673.00).

Encumbrances: NONE All those items of record, if any, as of the date of this deed,

N/A

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 26 day of July, 2019. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

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.

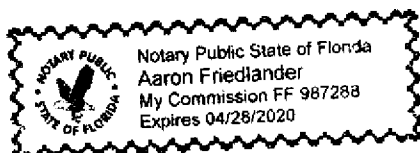
Jacqueline S. Michaelson  
Contract Management Coordinator  
Printed Name & Title  
Signor of Deutsche Bank National Trust Company,  
as Trustee for Saxon Asset Securities Trust 2007-3,  
Mortgage Loan Asset Backed Certificates, Series 2007-3,  
By PHH Mortgage Corporation successor by merger to  
Ocwen Loan Servicing, LLC as attorney in fact

STATE OF Florida }  
COUNTY OF Palm Beach } ss

This instrument was acknowledged before me on this 26 day of July, 2019.

By Jacqueline S. Michaelson, as Contract Management Coordinator of  
PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC as attorney in fact for  
Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-3, Mortgage  
Loan Asset Backed Certificates, Series 2007-3, a corporation organized and operating under the laws of  
the State of Delaware, on behalf of the corporation.  
POA recorded simultaneously herewith.

**NOTARY STAMP/SEAL**



Before Me: A.F. Aaron Friedlander

NOTARY PUBLIC - STATE OF Florida

My Commission Expires: \_\_\_\_\_

Loan No. 0071145528

Personally Known To Me

AF 7/26/19