

RECORDING COVER SHEET PER ORS 205.234
THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

2019-009658

Klamath County, Oregon

08/22/2019 02:12:01 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

McCarthy & Holthus, LLP
920 SW 3rd Ave, 1st Floor
Portland, OR 97204

M&H FILE No.: OR-18-839943-JUD

1. TITLE OF THE TRANSACTION (ORS 205.234A)
STATUTORY WARRANTY DEED

2. DIRECT PARTY/GRANTOR(S) AND ADDRESS: (ORS 205.160)

1900 CAPITAL TRUST I, BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE
C/O NewRez LLC, f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing
55 Beattie Place, Suite 500
Greenville, SC, 29601

3. INDIRECT PARTY/GRANTEE(S)/PLAINTIFF AND ADDRESS: (ORS 205.1251A AND 205.160)

1900 Capital Trust III
55 Beattie Place, Suite 500
Greenville, SC 29601

4. TRUSTOR(S)/DEFENDANT(S) AND ADDRESS:

The Estate of Patricia A. Bruce
2257 Vine Ave
Klamath Falls, OR 97601

5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030) \$ 0.00

6. SEND TAX STATEMENTS TO:

1900 Capital Trust III
55 Beattie Place, Suite 500
Greenville, SC 29601

**7. IF THIS INSTRUMENT IS BEING RE-RECORDED, COMPLETE THE FOLLOWING STATEMENT:
(ORS 205.244)**

BEING RE-RECORDED TO CORRECT _____
PREVIOUSLY RECORDED AS DOCUMENT NO. _____

RECORDING REQUESTED BY:
McCarthy & Hothus, LLP
920 SW 3rd Ave, 1st Floor
Portland, OR 97204

AND WHEN RECORDED MAIL DEED AND TAX
STATEMENTS TO:

A.P.N.: R480599

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No.: OR-18-839943-JUD

The true consideration for this conveyance is \$ 0.00.

STATUTORY WARRANTY DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

xx Document Transfer Tax is \$00.00

xx This transaction is exempt from the requirements of the Oregon Revised Statutes § 307.040

xx A.P.N. R480599

1900 CAPITAL TRUST I, BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE, Grantor, conveys and warrants to 1900 CAPITAL TRUST III Grantee, the following described real property free of encumbrances except as specifically set forth herein:

LOT 480 IN BLOCK 114, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON

Taxes for the current year have been prorated and are assumed by Grantee. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the property described below as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances and building use occupancy codes.

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, AND 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.

Dated this 15 day of August, 2019

NewRez LLC, f/k/a New Penn Financial, LLC d/b/a Shellpoint
Mortgage Servicing for 1900 CAPITAL TRUST I, BY U.S. BANK
TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE

[Signature] Date: 8-15-19

Name: Charles Clute

Title: Foreclosure Specialist

State of South Carolina

County of Greenville } ss.

On 8/15/2019, before me, Caroline Crouse a Notary Public in and for said County and State personally appeared Charles Clute personally known to me (or proved 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), and that by his/her/their signature(s) on this instrument on the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature: Caroline Crouse
Notary Public for [insert State] South Carolina
My commission expires 3-22-2029

