

2019-011327

Klamath County, Oregon

09/30/2019 09:16:12 AM

Fee: \$92.00

AFTER RECORDING RETURN TO:
Shapiro & Sutherland, LLC
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683
Telephone: (360) 260-2253
S&S # 16-118577
FHA 431-4051870-703

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Carrington Mortgage Services, LLC, herein after called the grantor, for the consideration hereinafter stated, to grantor paid by Secretary of Housing and Urban Development, his Successors and Assigns, hereinafter called the grantee, does hereby bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditament and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at the Northwest corner of Tract No. 9, Altamont Small Farms, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon running thence South 88°46' East a distance of 638.2 feet to the West line of Avalon Street; thence South 0°11' West a distance of 135.47 feet; thence North 88°46' West 638.2 feet to an iron pin; thence North 0°11' East 135.47 feet to the place of beginning. LESS AND EXCEPT that portion deeded to Klamath County recorded November 14, 1996 in Volume M96, page 35823, Microfilm Records of Klamath County, Oregon.

more commonly known as: 5704 Avalon Street, Klamath Falls, OR 97603

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except covenants, conditions, restrictions and easements of record and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00 (TEN DOLLARS). However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

SEND FUTURE TAX STATEMENTS TO:
Secretary of Housing & Urban Development
c/o ISN Corporation
2401 NW 23rd St, Ste 1D
Oklahoma City, OK 73107

CONSIDERATION AMOUNT: \$10.00

In Witness Whereof, the grantor has executed this instrument this 27 day of March, in the year 2019; if a corporate grantor, it has caused its name to be signed and by its officers or attorney-in-fact, duly authorized thereto 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 ORSs 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.

Carrington Mortgage Services, LLC



Name: **Letxy Sosa**

Title: **Post Foreclosure Manager**

Name: _____

Title: _____

STATE OF California)
 Orange)ss.
County of _____)

On this _____ day of _____, 2019, personally appeared _____ and _____ who, being duly sworn each for himself and not one for the other, did say that the former is the _____ and that the latter is the _____ of Carrington Mortgage Services, LLC, a corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public

My Commission Expires: _____

See Attached

S&S # 16-118577

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.

CALIFORNIA ALL – PURPOSE

CERTIFICATE OF ACKNOWLEDGMENT

State of California

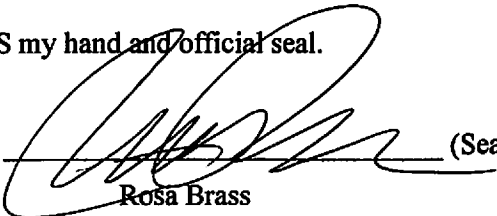
County of Orange

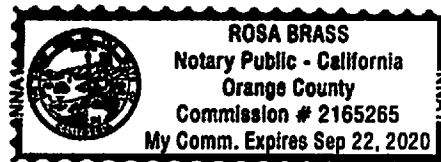
On March 27, 2019 before me, Rosa Brass, Notary Public, personally appeared, Letxy Sosa, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature


Rosa Brass (Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)
WS
(Title or description of attached document continued)
Number of Pages _____ Document Date _____
(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer
(Title) _____
☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document