

**2019-013183**

**Klamath County, Oregon**

11/12/2019 01:48:01 PM

Fee: \$92.00

Return to: **Premium Title Services, 1000 Abernathy Rd N.E., Suite 200, Atlanta, GA 30328**

Until a change is requested, please forward all tax statements to:

**Go America, LLC, is 3115 Melrose Dr #130, Carlsbad, CA 92010**

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Tax Assessor's Account No.: **R370271**

## **QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS THAT:

**U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR TERWIN MORTGAGE TRUST 2004-13ALT, ASSET-BACKED CERTIFICATES, TMTS SERIES 2004-13ALT**, whose mailing address is **C/O PHH Mortgage Corporation, 1 Mortgage Way, Mount Laurel, NJ 08054**, hereinafter referred to as "Grantor", do hereby convey, release and forever quitclaims, unto **GO AMERICA, LLC**, a California Limited Liability Company, in fee simple, whose mailing address is **3115 Melrose Dr #130, Carlsbad, CA 92010**, hereinafter referred to as "Grantee", the following lands and property together with all improvements located thereon, in the County of **Klamath**, State of **Oregon**, to wit:

**Lot 5, Block 62, Nichols Addition to the City of Klamath Falls, according to the Official Plat thereof on file in the Office of the Clerk of Klamath County, Oregon.**

Prior Recorded Document Reference:

Sheriff's Deed: Recorded: 04/25/2019; Document No.: 2019-004401

Street Address of Real Property: **635 North 9th Street, Klamath Falls, OR 97601**

The true and actual consideration paid for this transfer in terms of dollars is \$22,563.00.

SUBJECT TO:

1. Taxes for the fiscal year 2019, a lien due, but not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

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.

SIGNATURE PAGE TO FOLLOW

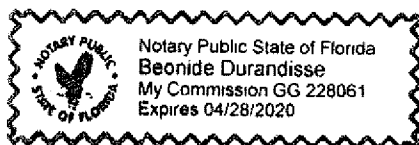
IN WITNESS WHEREOF, the said Grantor has executed this Quitclaim Deed this 1 day of November, 2019.

**U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR TERWIN MORTGAGE TRUST 2004-13ALT, ASSET-BACKED CERTIFICATES, TMTS SERIES 2004-13ALT,**  
By its attorney-in-fact PHH Mortgage Corporation

By: *Evette Morales* (Seal) 11/11/19  
Name: Evette Morales  
Title: Contract Management Coordinator

STATE OF Florida )  
COUNTY OF Palm Beach ) ss.

The foregoing instrument was signed before me this 1 day of November, 2019 by Evette Morales as Contract Management Coordinator of its attorney-in-fact PHH Mortgage Corporation for U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR TERWIN MORTGAGE TRUST 2004-13ALT, ASSET-BACKED CERTIFICATES, TMTS SERIES 2004-13ALT, in his/her full and authorized capacity on behalf of said company.



*Beonide Durandisse*  
Notary Public  
Beonide Durandisse  
Print Name  
My Commission expires: \_\_\_\_

*BD 11-1-19*  
Personally Known To Me