

2019-014125

Klamath County, Oregon

12/05/2019 09:21:01 AM

Fee: \$97.00

  
MTC 332727 AM

After Recording, Return To:  
MORTGAGE CONNECT, LP  
260 AIRSIDE DRIVE  
MOON TOWNSHIP, PA 15108  
File No. 1146153

**Grantee(s) Tax-Mailing Address:**  
5241 Shasta Way, Klamath Falls, OR 97603

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
554536

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**SPECIAL/LIMITED WARRANTY DEED**

The Bank of New York Mellon Trust Company, N.A., not in its individual capacity, but solely as Trustee of NRZ Pass-Through Trust EBO I for the benefit of the Holders of the Series 2017-2 by its attorney-in-fact PHH Mortgage Corporation, hereinafter grantor, whose tax-mailing address is 1 Mortgage Way, Mount Laurel, NJ 08054, for \$110,375.00 (One Hundred Ten Thousand Three Hundred Seventy Five Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to COMPASS ROSE, LLC, hereinafter grantee, whose tax mailing address is 5241 Shasta Way, Klamath Falls, OR 97603, the following real property in Klamath County, Oregon:

**SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION.**

Prior instrument reference: 2019-009303 recorded on 08/15/2019

4328 BARRY AVE, KLAMATH FALLS OR, 97603

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Executed by the undersigned on November 26, 2019:

*[Handwritten Signature]*

**The Bank of New York Mellon Trust Company, N.A., not in its individual capacity, but solely as Trustee of NRZ Pass-Through Trust EBO I for the benefit of the Holders of the Series 2017-2 by its attorney-in-fact PHH Mortgage Corporation**

By: Kerry Born

Its: Contract Management Coordinator

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me on Nov 26, 2019 by Kerry Born its Contract Management Coordinator on behalf of **The Bank of New York Mellon Trust Company, N.A., not in its individual capacity, but solely as Trustee of NRZ Pass-Through Trust EBO I for the benefit of the Holders of the Series 2017-2 by its attorney-in-fact PHH Mortgage Corporation** who is personally known to me or has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



*[Handwritten Signature]*  
Notary Public  
**Carrie E. Priebe**

This instrument prepared by:  
Jay A. Rosenberg, Esq., Member Oregon Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

**EXHIBIT A  
(LEGAL DESCRIPTION)**

**THE WEST 65 FEET OF LOT 1, BLOCK 2, FIRST ADDITION TO TONATEE HOMES,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**PROPERTY ADDRESS 4328 BARRY AVE., KLAMATH FALLS, OR 97603**

Unofficial  
Copy