



2019-014563

Klamath County, Oregon

12/16/2019 01:18:00 PM

Fee: \$87.00

AFTER RECORDING MAIL TO:

Jerrold B. Walter
P.O. Box 481
Malin, OR 97632

**UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE SENT
TO THE FOLLOWING ADDRESS:**

Jerrold B. Walter
P.O. Box 481
Malin, OR 97632

Filed for Record at Request of: PNWE

PNW Number: 19118372

Parcel /Account No(s): 125607

Property Address: 2622 Washington Street, Malin, OR 97632

Special Warranty Deed

THE GRANTOR, Nationstar Mortgage LLC d/b/a Champion Mortgage Company, with an address of 8950 Cypress Waters Boulevard, Coppell, TX 75019

for and in the true consideration of **\$172,500.00** (required by ORS 93.030) in hand paid, bargains, sells, and conveys to

Jerrold B. Walter,

GRANTEE, whose address is P.O. Box 481, Malin, OR 97632

the following described real estate free of encumbrances created or suffered by Grantor except as specifically set forth herein:

Legal Description:

Lot 4, KALINA ADDITION TO THE CITY OF MALIN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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 195.336 195.301 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.

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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 195.301 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.

Grantor: **Nationstar Mortgage LLC d/b/a Champion Mortgage Company**

BY: Sonia Capi, Assistant Secretary

Dated: 12/5/2019

CERTIFICATE OF ACKNOWLEDGMENT

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.

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On 12/5/2019, before me, WILLIAM DEXTER GODBEY, Notary Public, personally appeared SONIA CAPI ASSISTANT SECRETARY, who proved to me 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) on behalf of **Nationstar Mortgage LLC d/b/a Champion Mortgage Company**, Grantor, and that by his/her/their signature(s) in the instrument **Nationstar Mortgage LLC d/b/a Champion Mortgage Company**, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State set forth above that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public
Notary Public/in and for the State of CALIFORNIA
Residing at: ORANGE
My appointment expires: JAN 31 2020

