

RECORDING COVER SHEET

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon and does NOT affect the instrument. ORS 205.234

2020-001458

Klamath County, Oregon

02/05/2020 09:47:01 AM

Fee: \$102.00

AFTER RECORDING RETURN TO:

Malcolm Cisneros

2112 Business Center Drive

Irvine, CA 92612

ASSESSOR'S ACCOUNT NUMBER: Map and Tax Lot
Acct R517872 / Map R-3909-002BD-07600-000

SITUS ADDRESS: (Street or Rural Address)

2203 Gettle Street

Klamath Falls, OR 97603

TITLE(S) OF THE TRANSACTION(S)

Statutory Warranty Deed

DIRECT PART(IES) / GRANTOR(S)

CIT Bank, N.A.

INDIRECT PART(IES) / GRANTEE(S)

Federal National Mortgage Association

TRUE and ACTUAL CONSIDERATION

Amount in dollars or other value/property

\$ 121,000.00 ☐ Other Value ☐ Other Property

Other value/property is **Whole** ☐ or **Part** ☐ of the consideration

The amount of the monetary obligation imposed by the Order or Warrant: \$ _____

SEND TAX STATEMENTS TO:

Celink

101 W. Louis Henna Blvd, Suite 310

Austin, TX 78728

Satisfaction of Order or Warrant

Check if applicable:

☐ Full

☐ Partial

If this instrument is being Re-Recorded, complete the following statement:

ORS 205.244(2)

Re-recorded at the request of _____

To correct _____

Previously recorded as Instrument # _____ or Book _____ Page _____.

RECORDING REQUESTED BY:
ONEWEST BANK, FSB WHEN RECORDED
MAIL TO:
CIT BANK, N.A., c/o Celinek
101 W. Louis Henna Blvd, Suite 310
Austin, TX 78728

Until Requested Otherwise Send All Tax
Statements To:
Celinek
101 W. Louis Henna Blvd, Suite 310
Austin, TX 78728

Case No 16CV16792 / B37413-3

STATUTORY WARRANTY DEED

The undersigned Grantor(s) declare(s):

- x Document Transfer Tax is \$0.00
- Computed on full value of property conveyed.
- Computed on full value less value of liens or encumbrances remaining at time of sale.
- No documentary transfer tax is due because; "The value of the property in the conveyance, Exclusive of liens and encumbrances is \$100 or less and there is no additional consideration received by the Grantor, R & T 11911."
- x True and Actual Consideration \$121,000.00
- x City of Klamath Falls

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledge, CIT BANK, N.A., hereby BARGAINS, SELLS, CONVEYS AND WARRANTS to FEDERAL NATIONAL MORTGAGE ASSOCIATION, P.O. Box 650043, Dallas, TX 75265-0043, AS SUCH HEREINAFTER CALLED GRANTEE

Property: 2203 Gettle Street, Klamath Falls, OR 97603

See attached Exhibit "A" for Full Legal Description.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: January 22, 2020

CIT BANK, N.A. by Celink as attorney in Fact

Terrisa Hills, Assistant Secretary

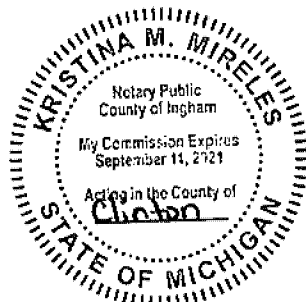
A notary public or other office completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Michigan

County of Clinton

Subscribed and Sworn to (or affirmed) before me on this 22 day of January, 2020,
by Terrisa Hills, proved to me on the basis of satisfactory
(insert name of signer)
evidence to be the person(s) who appeared before me.

(Seal)



Signature Kristina M. Mireles

EXHIBIT “A”

Legal Description

A tract of land located in the SE1/4 of the NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point that is North 88° 57' East 195 feet and North 0° 35' West 364.78 feet from the Southwest corner of the SE1/4 NW1/4; thence continuing North 0° 35' West parallel with the West line of said SE1/4 of the NW1/4 a distance of 75 feet; thence North 89° 45' East 135 feet; thence South 0° 35' East a distance of 75 feet; thence South 89° 45' West 135 feet to the place of beginning.