

RECORDING COVER SHEET (Please print or type)

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

2020-001742**Klamath County, Oregon**

02/12/2020 12:17:00 PM

Fee: \$92.00

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Recording Office*

After recording return to: ORS 205.234(1)(c)

ZBS Law, LLP

30 Corporate Park, Suite 450

Irvine, CA 92606

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Quit Claim Deed

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

PHH Mortgage Corporation

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Pingora Loan Servicing, LLC

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ 149,000.00

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

Flagstar Bank

5151 Corporate Drive

Troy, MI 48098

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference:**9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of

to correct

previously recorded in book _____ and page _____, or as fee number _____."

Prepared by:

Jeffrey A. Myers
121 SW Salmon Street, 11th Floor
Portland, OR 97204
714-848-7920
jmyers@zbslaw.com

After recording return to:

Flagstar Bank
5151 Corporate Drive
Troy, MI 48098

18005197

Property Address:
5673 American Avenue
Klamath Falls, OR 97603

QUITCLAIM DEED

COMES NOW, PHH Mortgage Corporation, Grantor, who releases and quitclaims to Pingora Loan Servicing, LLC, Grantee, all right, title and interest in and to the following described real property commonly known as 5673 American Avenue, Klamath Falls, OR 97603, and which is legally described as follows:

Lot 12 in Block 1 of Tract No. 196 Americana, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Acct. No. R574765

In compliance with ORS 93.040, Grantor makes the following statement:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S 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 30.920 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.

In compliance with ORS 93.030, The true consideration for this conveyance is \$149,400.00.

Dated this 7th day of February 2020.

By: [Signature]
PHH Mortgage Corporation Kerry Born Contract Management Coordinator

State of Florida } ss.

County of Palm Beach }

SUBSCRIBED AND SWORN the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of February, 2020, by Kerry Born, Contract Management Coordinator proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

[Signature]
Notary Public Carrie E. Priebe

Personally Known To Me
CP 2/7/2020

