

2020-001784

Klamath County, Oregon

02/13/2020 08:07:01 AM

Fee: \$87.00

Tax statements to:

Shellpoint Mortgage Servicing
75 Beattie Pl. #300
Greenville, SC 29601

Original return to:

Hunter Zook Law, LLC
12725 SW Millikan Way, Ste 300
Beaverton, OR 97005

Space Above For Recorder's Use

BARGAIN AND SALE DEED

Grantor: KANDACE A. HARRIS IN HER CAPACITY AS PERSONAL
REPRESENTATIVE FOR THE ESTATE OF NORMA G. HARRIS

Grantee: MTGLQ INVESTORS, LP
c/o Shellpoint Mortgage Servicing
75 Beattie Pl. #300
Greenville, SC 29601

Grantor conveys to Grantee all of Grantors rights, title and interest in the following described real property, free of encumbrances except as specifically set forth herein:

Lot 4 in Block 94 of Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

commonly known as:

1219 California Avenue, Klamath Falls, OR 97601

The total consideration for this transfer is \$3,000.00 and the agreement that Grantor has permanently vacated the property by January 31, 2020, and claims no rights to any personal property remaining in the property, if any, following January 31, 2020.

This Deed is fully intended to include within its purview any and all rights of redemption that have accrued to Grantors by virtue of a judicial foreclosure sale completed in Klamath County Circuit Court, Case No. **15CV30780**.

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.

Dated this 29 day of January, 2020. By Grantor: Kandace Harris
Grantor Signature
Kandace Harris
Print Grantor Name

STATE OF OR }
COUNTY OF Klamath }

On 29-Jan-2020 before me, K. Renae Snow, personally appeared Kandace Harris who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that the same was executed in by their authorized capacity.

I certify under penalty of perjury under the laws of the State of OR that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature K. Renae Snow (seal)
Name: K. Renae Snow
ex 9-09-2023
KS

