

2020-002362

Klamath County, Oregon

02/26/2020 03:31:04 PM

Fee: \$92.00

COVER PAGE FOR OREGON DEEDS

Grantor: U.S. Bank National Association, as successor in interest to Bank of America National Association, successor by merger to LaSalle Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2007-CB5, By its attorney in fact NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing By PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC its attorney-in-fact

Grantor's Mailing Address: C/o PHH Mortgage Corporation, 1 Mortgage Way, Mount Laurel, NJ 08054

Grantee: Daniel Spere and Deborah Spere - Husband and wife As Tenants by the Entirety

Grantees Mailing Address: 4315 La Habra Way, Klamath Falls, OR 97603

Type of Document to be Recorded: SPECIAL WARRANTY DEED

Consideration: The true consideration for this conveyance is: ONE HUNDRED SIXTY-FIVE THOUSAND ONE HUNDRED SIXTY-FIVE AND NO/100 DOLLARS (\$165,165.000).

Prior Recorded Document Reference: Deed: Recorded December 12, 2019; Doc. No. 2019-014423

Situs Address: 5721 Ferndale Place
Klamath Falls, Oregon 97603

Tax Account Number: R879945

Until a change is requested, all Tax Statements shall be sent to the following address:

Daniel Spere, et al
4315 La Habra Way
Klamath Falls, OR 97603

After Recording Return To:

Daniel Spere, et al
4315 La Habra Way
Klamath Falls, OR 97603

Prepared By:

Leila H. Hale, Esq.
9041 South Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400

SPECIAL WARRANTY DEED

U.S. Bank National Association, as successor in interest to Bank of America National Association, successor by merger to LaSalle Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2007-CB5, By its attorney in fact NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing By PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC its attorney-in-fact, Grantor, hereby grants, conveys and specially warrants to Daniel Spere and Deborah Spere - Husband and wife As Tenants by the Entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in the County of Klamath, State of Oregon:

LOT 37 IN BLOCK 4 OF TRACT 1299 SECOND ADDITION TO FERNDALE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

Tax Account Number: R879945

Prior Recorded Document Reference: Deed: Recorded December 12, 2019; Doc. No. 2019-014423

Subject To: 1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements
 now of Record, if any

The true consideration for this conveyance is: ONE HUNDRED SIXTY-FIVE THOUSAND ONE HUNDRED SIXTY-FIVE AND NO/100 DOLLARS (\$165,165.00).

Encumbrances: NONE All those items of record, if any, as of the date of this deed, and

N/A

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 19 day of February, 20 20. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

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.

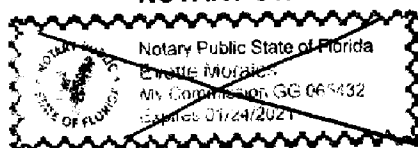
Samuel E Moreno Jr 2/19/2020
Signor of U.S. Bank National Association, as successor in interest to Bank of America National Association, successor by merger to LaSalle Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2007-CB5, By its attorney in fact NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing By PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC its attorney-in-fact

Samuel E Moreno Jr Contract Management Coordinator
Printed Name & Title

STATE OF FLORIDA }
COUNTY OF PALM BEACH }
SS

This instrument was acknowledged before me on this 19 day of February, 20 20, by means of ☒ physical presence or ☐ online notarization By Samuel E Moreno Jr as Contract Management Coordinator of its attorney in fact NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing By PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC its attorney-in-fact for U.S. Bank National Association, as successor in interest to Bank of America National Association, successor by merger to LaSalle Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2007-CB5, a corporation organized and operating under the laws of the State of DELAWARE, on behalf of the corporation.

POA recorded simultaneously herewith
NOTARY STAMP/SEAL



Loan No. 7090477048

Before Me: Evette Morales Personally Known To Me

NOTARY PUBLIC - STATE OF FLORIDA

My Commission Expires: 02/19/2020

