

2020-003182

Klamath County, Oregon

03/13/2020 02:45:32 PM

Fee: \$92.00

COVER PAGE FOR OREGON DEEDS

Grantor: Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2007-1, by REALHome Services and Solutions, Inc., as Attorney in Fact

Grantor's Mailing Address: C/o 1000 Abernathy Rd Building 400 Suite 245, Atlanta, Georgia 30328

Grantee: Joshua Myers and Melissa M. Myers – Husband and wife as tenants by the entirety

Grantees Mailing Address: 3043 Edgewood Drive, Medford, Oregon 97504

Type of Document to be Recorded: SPECIAL WARRANTY DEED

Consideration: The true consideration for this conveyance is: **THIRTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$37,000.00)**

Prior Recorded Document Reference: Deed: Recorded January 16, 2020; Doc. No. 2020-000598

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

Joshua Myers, et al
3043 Edgewood Drive
Medford, OR 97504

After Recording Return To:

Joshua Myers, et al
3043 Edgewood Drive
Medford, OR 97504

Prepared By:

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

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2007-1, by REALHome Services and Solutions, Inc., as Attorney in Fact, Grantor, hereby GRANTS, CONVEYS and SPECIALLY Warrants to Joshua Myers and Melissa M. Myers – Husband and wife as tenants by the entirety, Grantee, the following described real property in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

LOT 3, BLOCK 6, LENOX ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

Tax Account No.: 539046

Prior Recorded Document Reference: Deed: Recorded January 16, 2020; Doc. No. 2020-000598

Encumbrances (If none, so state): All those items of record, if any, as of the date of this deed,
N/A

The true consideration for this conveyance is: THIRTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$37,000.00)

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 12 day of MARCH, 2020. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

Yvette Mahlay
Signor of Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2007-1, by REALHome Services and Solutions, Inc., as Attorney in Fact

Yvette Mahlay Authorized Signer
Printed Name & Title

STATE OF GA
COUNTY OF Fulton ss

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on this 12 day of March, 2020, by Yvette Mahlay, as _____ of **REALHome Services and Solutions, Inc., as Attorney in Fact for Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2007-1**, 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

Before Me: A Scott
NOTARY PUBLIC- STATE OF GA
My Commission Expires: 9-9-22

Loan No. 7110507493

