

2020-005639

Klamath County, Oregon

05/05/2020 02:24:32 PM

Fee: \$92.00

RECORDING REQUESTED BY:
Prominent Escrow Services, Inc.

AND WHEN RECORDED MAIL TO:
Christopher Michael Walsh
2427 Sabino Drive
Bullhead City AZ 86442

Title No: 366101AM
Escrow No.: **OR-2029-KP**

This area reserved for County Recorder

SPECIAL WARRANTY DEED

(OREGON)

PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC Grantor, conveys and specially warrants to Christopher Michael Walsh, a single man, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

The following real property situated in **Klamath County, Oregon:**

Property Address: 17925 Freight Road Ln, Klamath Falls OR 97601

See Exhibit "A" as legal description

The true consideration for this conveyance is \$102,900.00

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW THE 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, OF CHAPTER 424, UNDER OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated: April 30, 2020

(OREGON)

PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC

BY: Carlene Reid

NAME: Carlene Reid

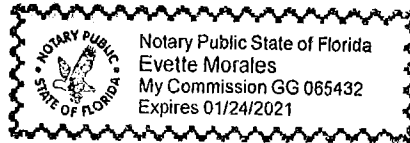
TITLE: Contract Management Coordinator

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of April 2020, by Carlene Reid as Contract Management Coordinator for **PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC** who is personally known to me or who has produced n/a as identification.

Evette Morales

Signature of Notary Public



Name of Notary Public: Evette Morales

Notary Commission Expiration Date:

Personally known: x

OR Produced Identification:

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 8 in Block 25 of TRACT NO. 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The property is commonly known as 17925 FREIGHT ROAD LN, KLAMATH FALLS OR, 97601