

2020-006228

Klamath County, Oregon

05/19/2020 01:40:20 PM

Fee: \$92.00

RECORDING REQUESTED BY:
Prominent Escrow Services, Inc.

Send Tax Statements
AND WHEN RECORDED MAIL TO:
Peerless Properties LLC
P.O BOX 308
KLAMATH FALLS OR 97601

Title No: 350812AM
Escrow No.: **OR-2038-KP**

This area reserved for County Recorder

SPECIAL WARRANTY DEED

(OREGON)

NRZ REO X, LLC who acquired Title as NRZ REO IX, LLC Grantor, conveys and specially warrants to Peerless Properties LLC, 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: 2520 Montelius St., Klamath Falls OR 97601

See Exhibit "A" as legal description

The true consideration for this conveyance is \$65,000.00

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: 4.27.20

NRZ REO X, LLC who acquired Title as NRZ REO IX, LLC

* [Signature]
By: NewRez LLC f/k/a New Penn Financial, LLC
d/b/a Shellpoint Mortgage Servicing, as Attorney in Fact
Name: JASON YATES VP
Title: _____

State of SC
County of GREENVILLE

On 4.27.20 before me, Philip B Brown, Notary Public,
personally appeared JASON YATES VP as
for NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, as Attorney in Fact for **NRZ REO X, LLC who acquired Title as NRZ REO IX, LLC** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of SC that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)

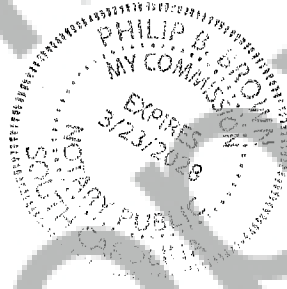


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point which is 350 feet North and 313 feet West of the corner common to Sections 19, 20, 29 and 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 140 feet; thence East 100 feet; thence South 140 feet; thence West 100 feet to the point of beginning.

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