

385005AM

2020-010637

Klamath County, Oregon

08/25/2020 11:12:00 AM

Fee: \$87.00

**AFTER RECORDING MAIL TO:**

Bluecow, LLC  
c/o Michael Thomson and Tamra Thompson  
2650 Memorial Drive  
Klamath Falls, OR 97601

**UNTIL A CHANGE IS REQUESTED  
ALL TAX STATEMENTS SHALL BE SENT  
TO THE FOLLOWING ADDRESS:**

Bluecow, LLC  
c/o Michael Thomson and Tamra Thompson  
2650 Memorial Drive  
Klamath Falls, OR 97601

Filed for Record at Request of: PNWLE

PNW Number: 20118603

Title Number: 385005AM \*\*\*AmeriTitle\*\*\*

**Grantor:** Wilmington Savings Fund Society, FSB, not individually, but solely as trustee for Nationstar  
HECM Acquisition Trust 2019-1

**Grantee:** Bluecow, LLC

**Parcel /Account No(s):** APN: 607310, 3911-010CC-01500

**Property Address:** 3185 Harpold Road, Bonanza, OR 97623

**Special Warranty Deed**

**THE GRANTOR**, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee for Nationstar HECM Acquisition Trust 2019-1 for and in the true consideration of **\$118,400.00** (required by ORS 93.030) in hand paid, bargains, sells, and conveys to Bluecow, LLC, **GRANTEE**, the following described real estate free of encumbrances created or suffered by Grantor except as specifically set forth herein:

LOTS 1 THROUGH 20, INCLUSIVE, IN BLOCK 70 OF BOWNE ADDITION TO BONANZA,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY  
CLERK, KLAMATH COUNTY, OREGON.

SITUATE IN THE COUNTY OF KLAMATH, STATE OF OREGON.

PROPERTY ADDRESS: 3185 HARPOLD ROAD, BONANZA, OR 97623

SUBJECT TO: THIS CONVEYANCE IS SUBJECT TO COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS, IF ANY AFFECTING TITLE WHICH MAY APPEAR IN THE  
PUBLIC RECORD, INCLUDING THOSE SHOWN ON ANY RECORDED PLAT OR SURVEY.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE  
TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300,  
195.301, AND 195.305 TO 195.336 195.301 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.

Return To:   
**AmeriTitle**

Parcel /Account No(s): APN: 607310, 3911-010CC-01500  
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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 195.336 195.301 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.

Wilmington Savings Fund Society, FSB, not individually, but solely as trustee for  
Nationstar HECM Acquisition Trust 2019-1

By LRES Corp, Attorney-in-Fact

By: [Signature]  
WILLIAM GODBEY

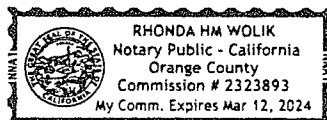
Dated: AUGUST 12, 2020

Its: ASSISTANT SECRETARY

STATE OF CALIFORNIA }  
COUNTY OF ORANGE }SS:

I certify that I know or have satisfactory evidence that WILLIAM GODBEY is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she had the authority to as ASSISTANT SECRETARY of LRES Corp, as Attorney-in-Fact for Wilmington Savings Fund Society, FSB, not individually, but solely as trustee for Nationstar HECM Acquisition Trust 2019-1 and was therefore authorized to execute the within and foregoing instrument and acknowledged it to be free and voluntary act and deed of said **Grantor**, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee for Nationstar HECM Acquisition Trust 2019-1, for the uses and purposes mentioned in the instrument.

Dated: AUGUST 12, 2020



[Signature]

Notary Public in and for the State of CALIFORNIA

Residing at 765 The City Dr. #300, Orange, CA 92668

My appointment expires: 08/12/24

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness accuracy or validity of that document