



2020-014194

Klamath County, Oregon

11/03/2020 10:42:00 AM

Fee: \$92.00

**RECORDING REQUESTED BY:
AMERITITLE**

AND WHEN RECORDED MAIL TO:

Until a change is requested, all tax
statements shall be sent to the following
address:

**AARON ACORD
KENNETH ACORD
DIANA ACORD
1219 CALIFORNIA AVENUE
KLAMATH FALLS, OR 97601**

OR-10080-MH

SPACE ABOVE THIS LINE FOR COUNTY RECORDER

Parcel No. **366384**

**SPECIAL WARRANTY DEED
(OREGON)**

MTGLQ Investors, L.P., hereby REMISE, RELEASE AND QUITCLAIM to Kenneth Acord, Diana Acord and Aaron Acord, 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, OR:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property commonly known as: 1219 California Ave., Klamath Falls, OR 97601

This property is free of all encumbrances created, EXCEPT: Exceptions to the covenants described in ORS 93.855(2)

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDERS 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, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW THE USE OF PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATION. 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN 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, AND SECTIONS 2 TO 7, CHAPTER 8, AND OREGON LAWS 2010.

Date October 30, 2020

MTGLQ Investors, L.P.

[Signature]
By: NewRez LLC f/k/a New Penn Financial LLC,
d/b/a Shellpoint Mortgage Servicing, as Attorney in
Fact.

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.

STATE OF SC
COUNTY OF GREENVILLE } S.S.

On 10.30.20, before me, Philip B Brown,
personally appeared Larry Glantz as ATP, for NewRez LLC
f/k/a New Penn Financial LLC, d/b/a Shellpoint Mortgage Servicing, as Attorney in Fact for MTGLQ Investors,
L.P. 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)

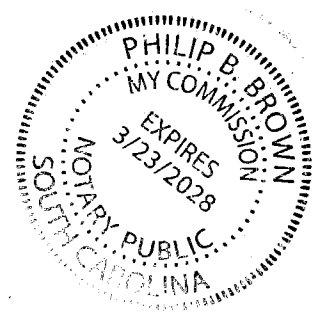


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 4 in Block 94 of Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.