

2021-010332

Klamath County, Oregon

07/01/2021 02:35:00 PM

Fee: \$92.00

**RECORDING COVER SHEET
FOR NOTICE OF SALE PROOF**

OF COMPLIANCE, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE
PERSON PRESENTING THE ATTACHED
INSTRUMENT FOR RECORDING. ANY ERRORS IN
THIS COVER SHEET DO NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT
ITSELF.

**AFTER RECORDING RETURN
CLEAR RECON CORP
1050 SW 6th Avenue, Suite 1100
Portland, OR 97204**

This Space For County Recording Use Only

TRANSACTION INCLUDES:

AFFIDAVIT OF COMPLIANCE

Original Grantor on Trust Deed

PATRIC WARNER, AND TAMMY WARNER,, HUSBAND AND WIFE

Beneficiary

NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER

Deed of Trust Instrument Number:

Instrument #: 2018-007413

Trustee

**CLEAR RECON CORP
1050 SW 6th Avenue, Suite 1100
Portland, OR 97204**

TS Number: 090727-OR

AFTER RECORDING, RETURN TO:

Clear Recon Corp
111 SW Columbia Street #950
Portland, OR 97201
(858) 750-7600

AFFIDAVIT OF COMPLIANCE WITH O.R.S. § 86.748(1)

Grantor:	PATRIC WARNER, AND TAMMY WARNER,, HUSBAND AND WIFE ("Grantor")
Beneficiary:	NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER ("Beneficiary")
Trustee:	CLEAR RECON CORP
Property Address:	24159 ARROWHEAD LN SPRAGUE RIVER, OR 97639
Instrument Recording Number:	6/20/2018, as Instrument No. 2018-007413,

I, the undersigned, being duly sworn, hereby depose and say that:

1. I am Doc. Execution Associate of NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER who is the servicer for the Beneficiary of the above-referenced instrument.
2. In the regular performance of my job functions, I am familiar with the business records maintained by NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER for the purpose of servicing mortgage loans. These records (which include data compilations, electronically imaged documents, and others) are made at or near the time by, or from information provided by, persons with knowledge of the activity and transactions reflected in such records, and are kept in the course of business activity conducted regularly by NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER. It is the regular practice of NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER's mortgage servicing business to make these records. The below information is provided on information and belief based upon my understanding of NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER's policies and procedures or I have acquired personal knowledge of the matters stated herein by examining the relevant business records.

3. *(check the applicable option)*

_____ The Beneficiary notified ("Notice") Grantor of its foreclosure avoidance determination ("Determination") within 10 days of making the Determination. The Determination in the Notice was in plain language.

_____ Grantor has not submitted complete information for a foreclosure avoidance determination ("Determination"); therefore, Beneficiary is unable to make a Determination.

_____ Grantor has not requested foreclosure avoidance. Therefore, Beneficiary is unable to make, and has not made, a foreclosure avoidance determination.

X Grantor did not accept Beneficiary's offer for assistance, Therefore, a foreclosure avoidance measure was not reached.

NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER

Dated: 6/22/2021

By: *Britney Fisher*
Name: Britney Fisher
Title: Document Execution Associate

State of: Texas
County of: Denton

On 6/22/2021, before me, Minh Nghiem personally appeared Britney Fisher 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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Minh Nghiem* (Seal)

