

2022-008896

Klamath County, Oregon

07/20/2022 02:00:01 PM

Fee: \$92.00

Grantor(s)

Nationstar Mortgage LLC d/b/a Champion Mortgage Company
14405 Walters Road, Suite 200, Houston, TX 77014

Grantee(s)

HB3 Alternative Holdings LLC
14405 Walters Road, Suite 200, Houston, TX 77014

After Recording Return To:

Vendor Connect LLC
4201 Cypress Creek Parkway, Suite 325
Houston, TX 77068

Send Tax Statements To:

HB3 Alternative Holdings LLC
14405 Walters Road, Suite 200, Houston, TX 77014

QUITCLAIM DEED

STATE OF OREGON

COUNTY OF KLAMATH

THIS QUITCLAIM DEED, Nationstar Mortgage LLC d/b/a Champion Mortgage Company, whose address is 14405 Walters Road, Suite 200, Houston, TX 77014, hereinafter referred to as "Grantor(s)", executed this 16 day of June, 2022, conveys and quitclaims to HB3 Alternative Holdings LLC, with an address at 14405 Walters Road, Suite 200, Houston, TX 77014 (Grantee(s)) (the words "Grantor(s)" and "Grantee(s)" are to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor(s), for and in consideration of \$10.00 in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by this document does hereby remise, convey, and forever QUITCLAIM unto said Grantee(s) the below described tract or parcel of land and all improvements more fully and completely described as follows:

Address: 2847 Laverne Avenue, Klamath Falls, OR 97603. This address is provided for informational purposes only.

Legal Description: THAT PORTION OF THE SW1/4 OF THE NW1/4 OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LAVERNE STREET, SAID POINT BEING 860.0 FEET DISTANT EAST ALONG THE NORTH LINE OF LAVERNE STREET FROM THE EAST LINE OF WASHBURN WAY, THENCE NORTH PARALLEL TO WASHBURN WAY 227.0 FEET, THENCE EAST PARALLEL TO LAVERNE STREET 100.0 FEET, THENCE SOUTH PARALLEL TO WASHBURN WAY 227.0 FEET, THENCE WEST

ALONG THE NORTH LINE OF LAVERNE STREET 100.0 FEET TO THE POINT OF BEGINNING.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same property conveyed to Grantor(s) by instrument recorded on 04/08/2019 at Instrument Number 2019-003729 in the records of Klamath County, Oregon.

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.

TO HAVE AND TO HOLD the said tract of land, with all the rights, members, and appurtenances thereof, so that neither Grantor(s) nor any other person claiming under him or her shall at any time claim or demand any right, title, or interest to the said tract of land or its appurtenances.

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 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. 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 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.

[Signature Page Follows]

SKEY 1053098

Signatures. Grantor signs this Deed as of the date at the top of the first page. This Deed is signed and attested by Grantor's proper officer and its corporate seal is affixed.

Witnessed or Attested by:

GRANTOR:

X Kathy Schipper

Nationstar Mortgage LLC d/b/a Champion Mortgage
Company
By: PHH Mortgage Corporation d/b/a PHH Mortgage
Services, Attorney in Fact

Randall Reynolds

By: RANDALL REYNOLDS

Its: AUTHORIZED SIGNER

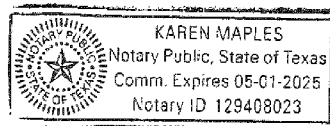
ACKNOWLEDGMENT

STATE OF TX)
)
COUNTY OF Harris)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Randall Reynolds, the Authorized Signer of PHH Mortgage Corporation d/b/a PHH Mortgage Services, as attorney in fact for Nationstar Mortgage LLC d/b/a Champion Mortgage Company, known to me (or proved to me on the oath of _____ or through TXDL (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 16 day of June 2022.

Karen Maples
Notary Public



My Commission Expires:

*Prepared by a licensed attorney in this state (without the benefit of title review). The preparer has not had any contact with the parties, and did not provide legal advice to either party. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. For any questions regarding this deed, please contact: Vendor Connect LLC, 4201 Cypress Creek Parkway, Suite 325, Houston, TX 77068.