

2022-014030

Klamath County, Oregon

12/06/2022 02:55:01 PM

Fee: \$87.00

Return To: 
AmeriTitle
258134AM

AFTER RECORDING MAIL TO:

Joshua Villela
2847 Laverne Avenue
Klamath Falls, OR 97603

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

Joshua Villela
2847 Laverne Avenue
Klamath Falls, OR 97603

Filed for Record at Request of: PNWLE
PNW Number: 18117870
Title Number: 258134AM ***AmeriTitle***

Grantor: HB3 Alternative Holdings, LLC

Grantee: Joshua Villela

Parcel /Account No(s): Map No. 3909-010BC-02900 / Account No. 542568

Property Address: 2847 Laverne Avenue, Klamath Falls, OR 97603

Special Warranty Deed

THE GRANTOR, HB3 Alternative Holdings, LLC for and in the true consideration of **\$81,900.00** (required by ORS 93.030) in hand paid, bargains, sells, and conveys to Joshua Villela, **GRANTEE**, the property commonly known as 2847 Laverne Avenue, Klamath Falls, OR 97603 together with any and all after acquired title and free of encumbrances created or suffered by Grantor except as specifically set forth herein. The property is legally described as:

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.

SITUATE IN THE COUNTY OF KLAMATH, STATE OF OREGON.

PROPERTY ADDRESS: 2847 LAVERNE AVENUE, KLAMATH FALLS, OR 97603

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.

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.

HB3 Alternative Holdings, LLC

By PHH Mortgage Corporation d/b/a PHH Mortgage Services, Attorney in Fact

By: Tawana Maxwell Dated: 11-29-2022
Its: Authorized Signer

STATE OF TEXAS }
COUNTY OF Harris } SS:

I certify that I know or have satisfactory evidence that Tawana Maxwell 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 Auth Signer of PHH Mortgage Corporation d/b/a PHH Mortgage Services, as Attorney in Fact for HB3 Alternative Holdings, LLC 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**, HB3 Alternative Holdings, LLC, for the uses and purposes mentioned in the instrument.

Dated: 11-29-2022

Karen Maples
Notary Public in and for the State of TX
Residing at Houston Texas
My appointment expires: 05-01-2025

