

2023-000834

Klamath County, Oregon

02/07/2023 10:59:01 AM

Fee: \$87.00

TS.No.: 094909-OR

RECORDING REQUESTED BY:

Clear Recon Corp
8880 Rio San Diego, Drive
Suite 725
San Diego, CA 92108

WHEN RECORDED RETURN DOCUMENT TO:

PHH Mortgage Corporation
1661 Worthington Road, Suite 100
West palm Beach, Florida 33409

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that **BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST** hereinafter called grantor, does hereby remise, release, and forever quitclaim to **CASCADE FUNDING MORTGAGE TRUST HB4** hereinafter called grantee, and unto successors and assigns, all of the grantor's right, title and interest in that certain real property, situated in County of Klamath, State of Oregon, described as follows:

A PARCEL OF LAND SITUATE IN THE NW1/4 OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE NORTH 89° 54' 58" EAST ALONG THE NORTH LINE OF SAID SECTION 3, 110.06 FEET; THENCE LEAVING SAID SECTION LINE SOUTH 26° 48' 02" EAST 33.59 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF THE OLD MIDLAND ROAD WITH THE EASTERLY RIGHT OF WAY OF K.I.D. C-4 LATERAL; THENCE CONTINUING SOUTH 26° 48' 02" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID CANAL, 308.56 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF A 99.56 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 81.38 FEET (LONG CHORD SOUTH 50° 13' 02" EAST, 79.13 FEET); THENCE CONTINUING ALONG SAID CANAL RIGHT OF WAY LINE SOUTH 73° 38' 02" EAST, 18.14 FEET; THENCE LEAVING SAID CANAL RIGHT OF WAY LINE NORTH 00° 05' 02" WEST, 331.48 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID OLD MIDLAND ROAD; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 89° 54' 58" WEST 216.86 FEET TO THE POINT OF BEGINNING.

Property Address: 2636 Old Midland Road, Klamath Falls, OR 97603

The true consideration for this conveyance is \$0.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S 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.

Dated this 2 day of February 2023.


**BANK OF NEW YORK MELLON TRUST
COMPANY, N.A. AS TRUSTEE FOR
MORTGAGE ASSETS MANAGEMENT
SERIES I TRUST By PHH Mortgage
Corporation as Attorney in Fact**


Carlene Reid, Contract Management Coordinator

STATE OF FLORIDA}

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of February 2023, by Carlene Reid as Contract Management Coordinator for PHH Mortgage Corporation, as Attorney in Fact for BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, who is personally known to me or who has produced n/a as identification.


Signature of Notary Public
Name of Notary Public: Debra Best
Notary Commission Expiration Date:
Personally known: x
OR Produced Identification:
Type of Identification Produced:

