

2023-009153

Klamath County, Oregon

10/24/2023 09:49:01 AM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Timios, Inc.
5716 Corsa Avenue, Suite 102
Westlake Village, CA 91362
File No. 331240

MAIL TAX STATEMENTS TO:

Mason M. Graves
11910 HWY 66
KLAMATH FALLS, OR 97601

Tax ID No.: R369522

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 5 day of OCTOBER 2023, by and between **U.S. BANK NATIONAL ASSOCIATION, AS CO-TRUSTEE FOR MORTGAGE EQUITY CONVERSION ASSET TRUST 2011-1 (AKA MORTGAGE EQUITY CONVERSION ASSET TRUST 2011-1 MORTGAGE-BACKED SECURITIES 2011-1)**, located at One Federal Street, 3rd Floor, Boston, MA 02110, hereinafter referred to as Grantor(s) and **MASON M. GRAVES, a MARRIED person**, residing at 11910 HWY 66 KLAMATH FALLS, OR 97601, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Thirty Five Thousand and 00/100 Dollars (\$135,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Klamath County, State of OR:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 824 Lincoln Street, Klamath Falls, OR 97601

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

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IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 5 day of OCTOBER, 20 23.

PHH Mortgage Corporation DBA PHH Mortgage Services, , as Attorney in Fact for U.S. BANK NATIONAL ASSOCIATION, AS CO-TRUSTEE FOR MORTGAGE EQUITY CONVERSION ASSET TRUST 2011-1 (AKA MORTGAGE EQUITY CONVERSION ASSET TRUST 2011-1 MORTGAGE-BACKED SECURITIES 2011-1)

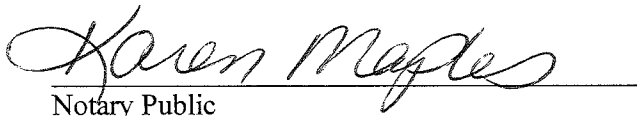


Name: TAWANA MAXWELL

Title: AUTH SIGNER

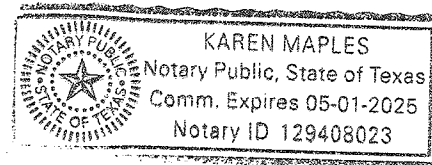
STATE OF TEXAS
COUNTY OF HARRIS

The foregoing instrument was acknowledged before me on this 5 day of OCTOBER, 20 23 by TAWANA MAXWELL as AUTH SIGNER of **PHH Mortgage Corporation DBA PHH Mortgage Services, , as Attorney in Fact for U.S. BANK NATIONAL ASSOCIATION, AS CO-TRUSTEE FOR MORTGAGE EQUITY CONVERSION ASSET TRUST 2011-1 (AKA MORTGAGE EQUITY CONVERSION ASSET TRUST 2011-1 MORTGAGE-BACKED SECURITIES 2011-1).**


Notary Public

Notary Public for State of TEXAS

My Commission Expires 05/01/2025



Tax ID No.: R369522

EXHIBIT A
LEGAL DESCRIPTION

Lot 7, Block 55, NICHOLS 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.

EXCEPTING THEREFROM the Northeasterly 10 feet.

ALSO EXCEPTING THEREFROM the Southeasterly 10 feet.

Parcel ID Number: R369522

Property commonly known as: 824 Lincoln Street, Klamath Falls, OR 97601