

AFTER RECORDING RETURN TO:  
Timios, Inc.  
5716 Corsa Avenue  
Suite 102  
Westlake Village, CA 91362  
File No. 320356

**2024-000361**

**Klamath County, Oregon**

01/12/2024 11:49:02 AM

Fee: \$92.00

MAIL TAX STATEMENTS TO:  
William Shannon Hamilton  
24305 Highway 97 N  
Chiloquin, OR 97624

Tax ID No.: 91796

### **SPECIAL WARRANTY DEED**

THIS DEED made and entered into on this 21 day of NOVEMBER, 2023, by and between **CASCADE FUNDING MORTGAGE TRUST HB4**, located at 14405 Walters Road, Suite 200, Houston, TX 77014, hereinafter referred to as Grantor(s) and **WILLIAM SHANNON HAMILTON**, \_\_\_\_\_, residing at 24305 Highway 97 N, Chiloquin, OR 97624, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Eleven Thousand Six Hundred Eleven and 11/100 Dollars (\$111,611.11), 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: 2636 Old Midland Road, Klamath Falls, OR 97603

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.

Parcel ID Number: 91796

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 21 day of NOVEMBER, 2023.

**PHH Mortgage Corporation DBA PHH Mortgage Services, as Attorney in Fact for Cascade Funding Mortgage Trust HB4**



Name: TAWANA MAXWELL

Title: AUTH SIGNER

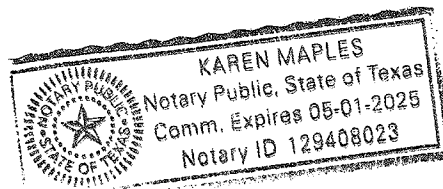
STATE OF TEXAS  
COUNTY OF HARRIS

The foregoing instrument was acknowledged before me on this 21 day of NOVEMBER, 20 23 by TAWANA MAXWELL as AUTH SIGNER of PHH Mortgage Corporation DBA PHH Mortgage Services, as Attorney in Fact for Cascade Funding Mortgage Trust HB4.

  
Notary Public

Notary Public for State of TEXAS

My Commission Expires 05/01/2025



Parcel ID Number: 91796

**EXHIBIT A**  
**LEGAL DESCRIPTION**

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.

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