

AFTER RECORDING RETURN TO:
Timios, Inc.
5716 Corsa Avenue, Suite 102
Westlake Village, CA 91362
File No. 323557

MAIL TAX STATEMENTS TO:
NATHAN CLARK
32227 Modoc Point Road
Chiloquin, OR 97624

Tax ID No.: 246736

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 18 day of JANUARY, 2024, by and between **CASCADE FUNDING MORTGAGE TRUST HB11**, located at 14405 Walters Road, Suite 200, Houston, TX 77014, hereinafter referred to as Grantor(s) and **NATHAN CLARK, single individual**, residing at 32227 Modoc Point Road, Chiloquin, OR 97624, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ninety Thousand and 00/100 Dollars (\$90,000.00), 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: 32227 Modoc Point Road, Chiloquin, OR 97624

Prior instrument reference: Instrument Number: 2023-005387, Recorded: 07/03/2023

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.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 18 day of JANUARY, 2024.

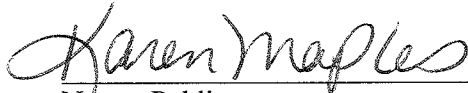
PHH Mortgage Corporation DBA PHH Mortgage Services, as Attorney in Fact for Cascade Funding Mortgage Trust HB11



Name: TAWANA MAXWELL
Title: AUTH SIGNER

STATE OF TEXAS
COUNTY OF HARRIS

The foregoing instrument was acknowledged before me on this 18 day of JANUARY, 2024 by TAWANA MAXWELL as AUTH SIGNER of **PHH Mortgage Corporation DBA PHH Mortgage Services, as Attorney in Fact for Cascade Funding Mortgage Trust HB11.**



Notary Public

Notary Public for State of TEXAS

My Commission Expires 05/01/2025

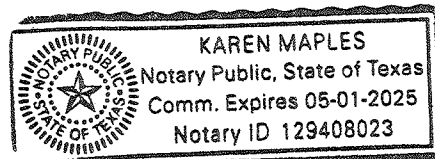


EXHIBIT A
LEGAL DESCRIPTION

A portion laying in the SE1/4 SE1/4 of Section 19, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly boundary of Highway 427, the old Dalles-California Highway, 200.0 feet Southeasterly measured along the Easterly line of said highway from its intersection with the Southerly line of that certain tract conveyed to the Williamson River Church in Deed Volume 61, page 128; thence Northwesterly along the Easterly boundary of said highway 200.0 feet to the South line of said church property; thence Easterly along the Southerly boundary of the church property 370.0 feet, more or less, to the Southeasterly corner thereof, (being the most Easterly corner of the church property); thence Southwesterly in a straight line 333.0 feet, more or less, to the point of beginning.

Parcel ID Number: 246736

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