

AFTER RECORDING RETURN TO:
Timios, Inc.
5716 Corsa Avenue, Suite 102
Westlake Village, CA 91362
File No. 321507

MAIL TAX STATEMENTS TO:
KEVIN HAYES
14060 SW HIGH TOR DRIVE
TIGARD, OR 97224

Tax ID No.: 370235

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 4 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 **KEVIN HAYES, a single person**, residing at 14060 SW HIGH TOR DRIVE, TIGARD, OR 97224, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Fifty Eight Thousand and 00/100 Dollars (\$158,000.00), 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: 915 Lincoln Street, Klamath Falls, OR 97601
Prior instrument reference: Instrument Number: 2023-008941, Recorded: 10/17/2023

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.

Tax ID No.: 370235

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 4 day of JANUARY, 2024.

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

X *Randall Reynolds*
Name: RANDALL REYNOLDS
Title: AUTH SIGNER

STATE OF TEXAS
COUNTY OF HARRIS

The foregoing instrument was acknowledged before me on this 4 day of JANUARY, 2024 by RANDALL REYNOLDS as AUTH SIGNER of **PHH Mortgage Corporation DBA PHH Mortgage Services, as Attorney in Fact for Cascade Funding Mortgage Trust HB11.**

Karen Maples
Notary Public

Notary Public for State of TEXAS

My Commission Expires 05/01/2025

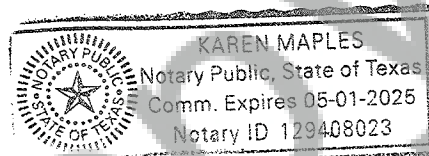


EXHIBIT A
LEGAL DESCRIPTION

The West 50 feet of Lot 3 in Block 62, 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.

Parcel ID Number: 370235

Property commonly known as: 915 Lincoln Street, Klamath Falls, OR 97601

Unofficial
Copy