

AFTER RECORDING RETURN TO:
Timios, Inc.
5716 Corsa Avenue, Suite 102
Westlake Village, CA 91362
File No. 328802

MAIL TAX STATEMENTS TO:
PHIL FILIPELLI
32852 Yule Tree Way
Manton, CA 96059

Tax ID No.: 461235

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 11 day of JANUARY, 2024, by and between **CASCADE FUNDING MORTGAGE TRUST AB1**, located at 14405 Walters Road, Suite 200, Houston, TX 77014, hereinafter referred to as Grantor(s) and **PHIL FILIPELLI, single individual**, residing at 32852 Yule Tree Way, Manton, CA 96059, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Fifty Thousand Five Hundred and 00/100 Dollars (\$150,500.00), 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: 8324 Teal Drive, Bonanza, OR 97623


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 11 day of JANUARY, 2024.

PHH Mortgage Corporation DBA PHH Mortgage Services, as Attorney in fact for Cascade Funding Mortgage Trust AB1


Name: TAWANA MAXWELL
Title: AUTH SIGNER

STATE OF TEXAS
COUNTY OF HARRIS

The foregoing instrument was acknowledged before me on this 11 day of JANUARY, 20 24 by TAWANA MAXWELL as AUTH SIGNER of **PHH Mortgage Corporation DBA PHH Mortgage Services, as Attorney in fact for Cascade Funding Mortgage Trust AB1.**


Notary Public

Notary Public for State of TEXAS
My Commission Expires 05/01/2025

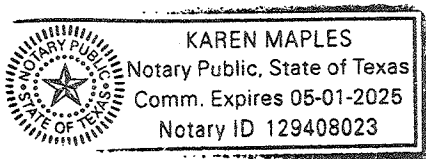


EXHIBIT A
LEGAL DESCRIPTION

Lot 9 in Block 37 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2,
according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel ID Number: 461235

Property commonly known as: 8324 Teal Drive, Bonanza, OR 97623