

RECORDING COVER SHEET

This cover sheet has been prepared by the person presenting the attached instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Aldridge Pite, LLP
1915 NE Stucki Avenue, 4th Floor
Hillsboro, Oregon 97006

NAME OF THE TRANSACTION(S): Warranty Deed for Recording

DIRECT PART/GRANTOR(S) ORS 205.125(1)(b) and 205.160

Grantor: PHH Mortgage Corporation

INDIRECT PARTY/GRANTEE(S) ORS.125(1) and 205.160

Grantee: Federal National Mortgage Association

TRUE AND ACTUAL CONSIDERATION ORS 93.030: The consideration for this conveyance is other value given, as hereby duly recognized between Grantor and Grantee.

SEND TAX STATEMENTS TO:

PHH Mortgage Corporation
1661 Worthington Rd
Suite 100
West Palm Beach, FL 33409

WHEN RECORDED MAIL TO:
Aldridge Pite, LLP
1915 NE Stucki Avenue, 4th Floor
Hillsboro, OR 97006

Tax statements to:
PHH Mortgage Corporation
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409

Matter No.: 001217-000774

Space Above For Recorder's Use

WARRANTY DEED

The consideration for this conveyance is other value given, as hereby duly recognized between Grantor and Grantee.

Grantor: PHH Mortgage Corporation
Grantee: Federal National Mortgage Association

Grantor conveys and warrants to Grantee the following described real property, free of encumbrances except as specifically set forth herein:

LOT 4 OF FAIR ACRES SUBDIVISION NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE
IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

commonly known as: 1537 Wiard Street, Klamath Falls, OR 97603

Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through or under Grantor.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS

195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 6 day of Aug, 2024. By: Debbie Best
PHH Mortgage Corporation.
Name: Debbie Best
Title: Contract Management Coordinator

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

On Aug. 6, 2024 before me, by means of ☒ physical presence or ☐ online notarization, personally appeared Debbie Best, Contract Management Coordinator, of PHH Mortgage Corporation, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that the same was executed in by their authorized capacity.
I certify under penalty of perjury under the laws of the State of Florida that the foregoing paragraph is true and correct. Personally known to me.

WITNESS my hand and official seal.

Signature Talya Lopez (seal)
Name: Talya Lopez

