

**RECORDING COVER SHEET (Please Print or Type)**

This cover sheet was prepared by the person presenting the 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:**

**Servicelink (2001824093)**  
**1355 cherrington pkwy**  
**Moon township, PA 15108**

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**  
**WARRANTY DEED**

**2)DIRECT PARTY / GRANTOR(S)/MORTGAGEE(S) ORS 205.125(1)(b) and 205.160**  
**Name(s) CARLA J. RHODES**  
**Address 625 PACIFIC TERRACE**  
**City, State, ZIP KLAMATH FALLS OR 97601**

**3) INDIRECT PARTY / GRANTEE(S)/MORTGAGOR(S) ORS 205.125(1)(a) and 205.160**  
**Name(s) ZAUHNA ST CLAIR**  
**Address 625 PACIFIC TERRACE**  
**City, State, ZIP KLAMATH FALLS OR 97601**

**4) ADDITIONAL PARTY / BENEFICIARY/TRUSTEE/ASSIGNEE**  
**Name(s)**  
**Address**  
**City, State, ZIP**

**5) TRUE AND ACTUAL CONSIDERATION**  
**ORS 93.030(5) – Amount in dollars or other**  
  
**\$169,630.00**

**6) UNTIL A CHANGE IS REQUESTED,**  
**ALL TAX STATEMENTS SHALL BE**

**Names(s) ZAUHNA ST CLAIR**  
**Address 625 PACIFIC TERRACE**  
**City, State, ZIP KLAMATH FALLS OR 97601**

**7) SATISFACTION of ORDER or WARRANT**  
**ORS 205.125(1)(e)**  
**CHECK ONE: FULL**  
**(If applicable) PARTIAL**

**8) The amount of the monetary**  
**obligation imposed by the order**  
**or warrant. ORS 205.125(1)(c)**  
**\$**

**9) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: “RE-RECORDED AT THE REQUEST OF \_\_\_\_\_ TO CORRECT \_\_\_\_\_ PREVIOUSLY RECORDED IN BOOK \_\_\_\_ PAGE \_\_\_, OR FEE NUMBER \_\_\_\_.”**

After Recording, Send to:  
ServiceLink, LLC  
1355 Cherrington Parkway  
Moon Township, PA 15108

Grantee(s) Tax-Mailing Address:  
Zauhna St Clair  
625 Pacific Ter, Klamath Falls, OR 97601

File No: 2001824093  
Pennymac Loan Services, LLC NMLS# 35953  
Loan Originator: Kevin Jones NMLS# 1878502

Parcel Number: 2001824093

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### **WARRANTY DEED**

**Charla J. Rhodes**, individually and as sole Heir of the Estate of John H. Rhodes A/K/A John Henry Rhodes, pursuant to Estate No. 15PB04164 filed in the Probate Court of the County of Klamath and State of Oregon, ("Grantor"), conveys and warrants to **Zauhna St Clair**, ("Grantee"), the following described real property free of encumbrances except as specifically set forth herein:

**The Southeasterly 15 feet of Lot 2, being a rectangular piece of land with a frontage of 15 feet on Pacific Terrace and a depth of 150 feet and Lots 3 and 4 all being in Block 46, HOT SPRINGS 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.**

**Property Address is: 625 Pacific Ter, Klamath Falls, OR 97601**

**Prior deed recorded at Instrument No. 2015-002412**

The true and actual consideration for this transfer is \$169,630.00.

[Except] that certain Deed of Trust recorded as Instrument No 2022-012462 in the records of the Office of the Clerk and Recorder of the County of Klamath, State of Oregon, and which evidences the indebtedness which Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay. And for the same consideration, Grantees hereby assume the obligations of the Veteran-maker(s), under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of Chapter 37, Title 38, of the United States Code, and supersedes any state or local law barring or limiting deficiencies following foreclosure of real property.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Executed by the undersigned on Sept 6<sup>th</sup>, 2024.

Zauhna St Clair  
Zauhna St Clair

STATE OF OR  
COUNTY OF Clatsop

This instrument was acknowledged before me on Sept 6<sup>th</sup>, 2024 by Zauhna St Clair.



[Signature]  
Notary Public

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

Executed by the undersigned on Sept 6, 2024

Charla J. Rhodes  
Charla J. Rhodes

STATE OF OR  
COUNTY OF Donnell

This instrument was acknowledged before me on Sept 4<sup>th</sup>, 2024 by Charla J. Rhodes.

[Signature]  
Notary Public

