

2025-003359

Klamath County, Oregon

05/06/2025 10:44:01 AM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Timios, Inc.

Attn: REO Recording

2301 W Plano Parkway #215

Plano, TX 75075

File No. 361230

MAIL TAX STATEMENTS TO:

OLIT 2024-HB2 ALTERNATIVE HOLDINGS, LLC

14405 Walter Road, Suite 200

Houston, TX 77014

Tax ID No.: 3909-010AA-03800

QUITCLAIM DEED

THIS DEED made and entered into on this 5 day of NOVEMBER, 2024, by and between **BANK OF AMERICA, N.A.**, located at 14405 Walters Road, Suite 200, Houston, TX 77014, hereinafter referred to as Grantor(s) and **OLIT 2024-HB2 ALTERNATIVE HOLDINGS, LLC**, located at 14405 Walters Road, Suite 200, Houston, TX 77014, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s) do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Klamath County, Oregon:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Commonly known as: 3142 Summers Lane, Klamath Falls, OR 97603

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS (CHECK ONE):

☒ \$0.00

☐ For Valuable Consideration

☐ Love & Affection

☐ Gift

☐ To Change Vesting. See ORS 93.030.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON(S) TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE RIGHTS, IF ANY, OF THE PERSON(S) 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(S) 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 5 day of NOVEMBER, 2024.

PHH Mortgage Corporation DBA PHH Mortgage Services, as Attorney in Fact for BANK OF AMERICA, N.A.

BY: *Randall Reynolds*
Name: RANDALL REYNOLDS
Title: MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

The foregoing instrument was acknowledged before me on this 5 day of NOVEMBER, 2024 by RANDALL REYNOLDS as MANAGER of **PHH Mortgage Corporation DBA PHH Mortgage Services, as Attorney in Fact for BANK OF AMERICA, N.A.**

Karen Maples
Notary Public

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

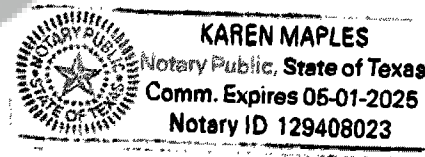


EXHIBIT A
LEGAL DESCRIPTION

A tract of land situated in the NE1/4 of the NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the Westerly right of way line of Summers Lane which lies South 89°40' West a distance of 30.0 feet and North 1°12' West a distance of 616.4 feet from an iron pin in the center of Summers Lane which marks the Southeast corner of the NE1/4 of the NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence continuing North 1°12' West along the Westerly right of way line of Summers Lane a distance of 83.0 feet to an iron pin; thence South 89°40' West a distance of 279.5 feet to an iron pin on the Easterly right of way line of the U.S.R.S. Drain; thence following the Easterly right of way line of the U.S.R.S. Drain South 30°38' East a distance of 73.0 feet to an iron pin and South 4°22' East a distance of 20.2 feet to an iron pin; thence North 89°40' East a distance of 242.5 feet, more or less, to the point of beginning, said tract in the NE1/4 of the NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian

Tax ID No.: 3909-010AA-03800

Property commonly known as: 3142 Summers Lane, Klamath Falls, OR 97603