

2025-004042

Klamath County, Oregon

05/29/2025 08:29:01 AM

Fee: \$92.00

**Recordation Requested By/Return to:**

TITLEMAX  
88 SILVA LANE  
MIDDLETOWN, RI 02842  
File No. CSA-REO-374842

**Send Tax Notices to:**

SEBASTIAN ZEPEDA  
308 S BROAD AVENUE  
KLAMATH FALLS, OR 97601

**SPECIAL WARRANTY DEED  
(OREGON)**

THIS DEED executed this 7<sup>th</sup> day of MAY, 2025, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2003-5 ASSET BACKED PASS-THROUGH CERTIFICATES Grantor, conveys and specially warrant(s) to SEBASTIAN ZEPEDA, A SINGLE PERSON Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON AND IS DESCRIBED AS FOLLOWS:

LOTS 9A AND 9B BLOCK 4, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Parcel No.: 414938 / 3809-033BB-04800

This instrument was prepared without the benefit of a title examination.

This property is free of all encumbrances created, EXCEPT:

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

The true consideration for this conveyance is **Seventy-Two Thousand Nine Hundred and 00/100 Dollars (\$72,900.00)**.

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: MAY 07 2025

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2003-5 ASSET BACKED PASS-THROUGH CERTIFICATES by CARRINGTON MORTGAGE SERVICES LLC, as attorney in fact

Joseph Anthony Barragan  
By: REO Supervisor **Attorney in Fact**  
Its: Carrington Mortgage Services, LLC

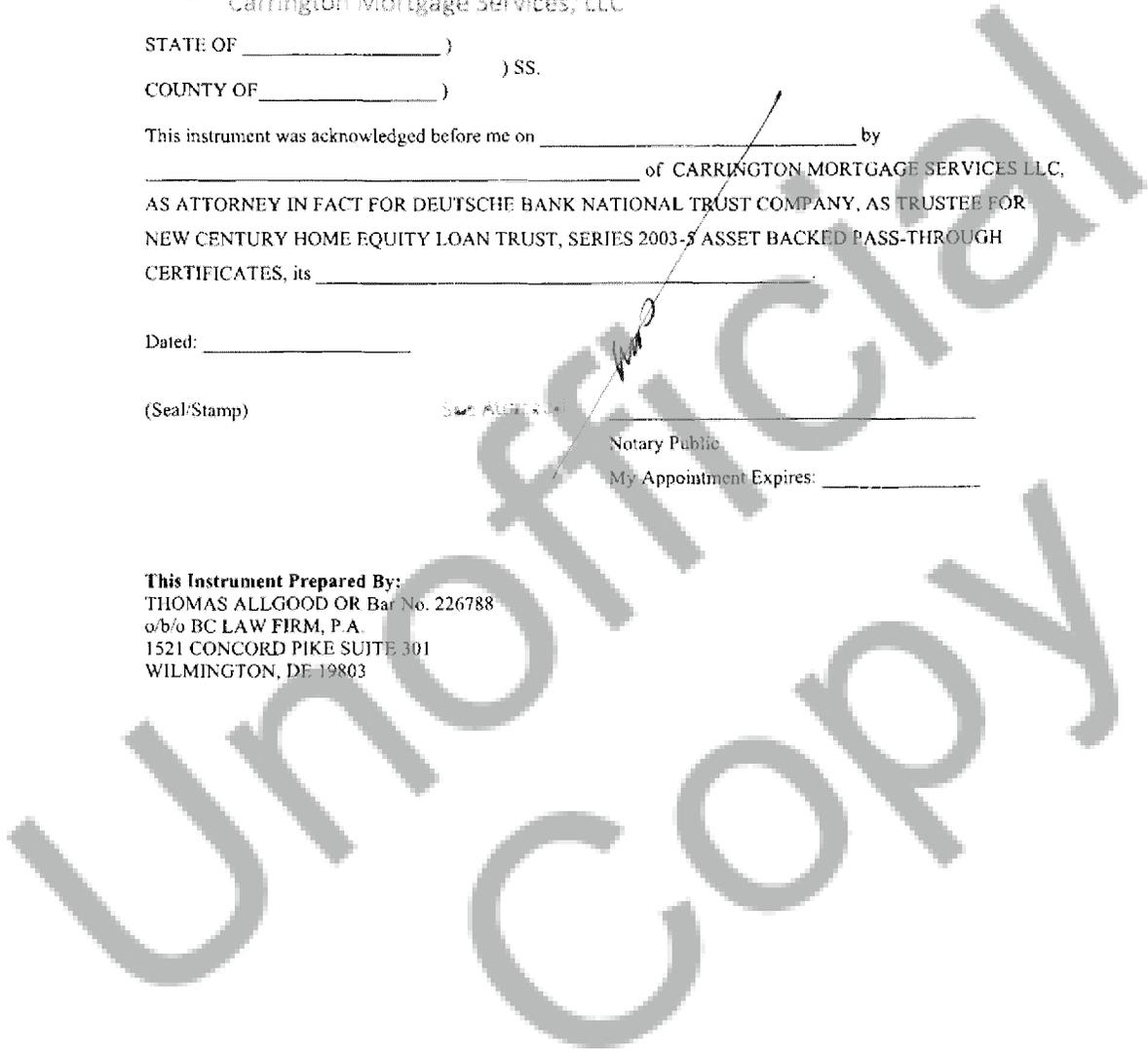
STATE OF \_\_\_\_\_ )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_ of CARRINGTON MORTGAGE SERVICES LLC, AS ATTORNEY IN FACT FOR DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2003-5 ASSET BACKED PASS-THROUGH CERTIFICATES, its \_\_\_\_\_

Dated: \_\_\_\_\_

(Seal/Stamp) Notary Public  
My Appointment Expires: \_\_\_\_\_

**This Instrument Prepared By:**  
THOMAS ALLGOOD OR Bar No. 226788  
a/b/o BC LAW FIRM, P.A.  
1521 CONCORD PIKE SUITE 301  
WILMINGTON, DE 19803



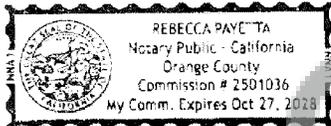
CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Orange }

On May 7<sup>th</sup> 2025 before me, Rebecca Payetta, Notary Public, personally appeared, **Joseph Anthony Barragan**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE \_\_\_\_\_  
REBECCA PAYETTA

PLACE NOTARY SEAL ABOVE

**Optional**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of attached document**

Title or type of document: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other than Named Above: \_\_\_\_\_