

RECORDING REQUESTED BY:
AMERITITLE

AND WHEN RECORDED MAIL TO:
Until a change is requested,
all tax statements shall be sent
to the following address:

John Tucker Flaten
4980 Gatewood Drive
Klamath Falls, OR 97603

Escrow No.: OR-1198-MW
Account No.: 570741
Map No.: 3909-014AC-03600

This area reserved for County Recorder

Amerititle: 670863am

SPECIAL WARRANTY DEED
(OREGON)

Nationstar Mortgage, LLC d/b/a Mr Cooper, whose address is 8950 Cypress Waters Blvd, Coppell, TX 75019, hereby REMISE, RELEASE AND QUITCLAIM to John Tucker Flaten, a single man, whose address is 4980 Gatewood Drive, Klamath Falls, OR 97603 the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

The following real property situated in Klamath County, Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property commonly known as: 4980 GATEWOOD DRIVE, KLAMATH FALLS, OR 97603

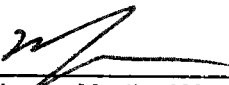
This property is free of all encumbrances created, EXCEPT: Exceptions to the covenants described in ORS 93.855(2)

The true consideration for this conveyance is \$370,000.00

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, OF CHAPTER 424, OREGON LAWS 2007, AND 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 THE 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, OF CHAPTER 424, UNDER OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: 04/30/2025

Nationstar Mortgage, LLC d/b/a Mr Cooper


By Name: Martha Wetter
Title: Assistant Secretary

State of CALIFORNIA
County of ORANGE

On 04/30/2025 before me, Marissa Mulla, Notary Public,
personally appeared Martha Wetter,
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 the State of California that the foregoing paragraph is
true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



EXHIBIT "A"

LEGAL DESCRIPTION

Lot 3 in Block 4, Tract 1035 – Gatewood, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.