

2025-006796

Klamath County, Oregon

08/04/2025 03:51:01 PM

Fee: \$97.00

AFTER RECORDING RETURN TO:

Timios, Inc. Attn: REO Recording
5716 Corsa Avenue, Suite 102
Westlake Village, CA 91362
File No. 36-390139

MAIL TAX STATEMENTS TO:

OLIT 2023 HB1 ALTERNATIVE HOLDINGS, LLC
826 North Eldorado Avenue
Klamath Falls, OR 97601

Tax ID No.: 304646

QUITCLAIM DEED

THIS DEED made and entered into on this 29 day of JULY, 20 25, by and between **Wilmington Savings Fund Society, FSB, Not in its Individual Capacity but solely in its Capacity as Owner Trustee for OCWEN Loan Acquisition Trust 2023-HB1**, located at 14405 Walters Road, Suite 200, Houston, TX 77014, hereinafter referred to as Grantor(s) and **Wilmington Savings Fund Society, FSB, Not in its Individual Capacity but solely in its Capacity as Owner Trustee for OLIT 2023 HB1 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: 826 North Eldorado Avenue, Klamath Falls, OR 97601

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

- ☒ \$ 0
☐ 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.

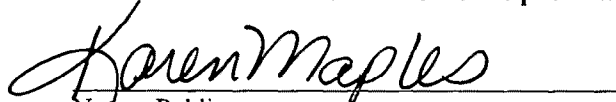
Dated this 29 day of JULY, 2025.

PHH Mortgage Corporation as Attorney in Fact for Wilmington Savings Fund Society, FSB, Not in its Individual Capacity but solely in its Capacity as Owner Trustee for OCWEN Loan Acquisition Trust 2023-HB1


Name: TAWANA MAXWELL
Title: AUTH SIGNER

STATE OF TEXAS
COUNTY OF HARRIS

The foregoing instrument was acknowledged before me on this 29 day of JULY, 2025 by TAWANA MAXWELL as AUTH SIGNER of **PHH Mortgage Corporation as Attorney in Fact for Wilmington Savings Fund Society, FSB, Not in its Individual Capacity but solely in its Capacity as Owner Trustee for OCWEN Loan Acquisition Trust 2023-HB1.**


Notary Public

Notary Public for State of TEXAS
My Commission Expires: 05/01/2029

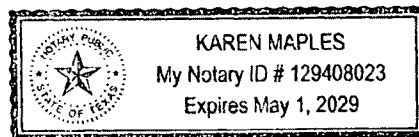


EXHIBIT A
LEGAL DESCRIPTION

Lot 4 in Block 28, HOT SPRINGS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel ID Number: 304646

Property commonly known as: 826 North Eldorado Avenue, Klamath Falls, OR 97601