

2025-009541

Klamath County, Oregon

10/24/2025 12:44:01 PM

Fee: \$97.00

Commitment Number: 250571060  
Seller's Loan Number: 734 N 10TH ST

RECORDING REQUESTED BY:  
ServiceLink

AFTER RECORDING RETURN TO:  
MICHAEL NELSON  
24 Lindero Avenue  
Belmont Shore, CA 90803

MAIL TAX STATEMENTS TO:  
MICHAEL NELSON  
24 Lindero Avenue  
Belmont Shore, CA 90803

Account Number: 370761

### **SPECIAL WARRANTY DEED**

THIS DEED made and entered into on this 15<sup>th</sup> day of October, 2025, by and between **PENNYMAC LOAN SERVICES, LLC**, whose address is 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361, hereinafter referred to as Grantor(s) and **MICHAEL NELSON, A MARRIED MAN**, whose tax mailing address is 24 Lindero Avenue, Belmont Shore, CA 90803, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ninety Six Thousand Two Hundred Dollars and Zero Cents (\$96,200.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Klamath County, State of Oregon:

**Lot N, Block A, Supplementary Plat of Blocks 66 & 70 Nichols 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.**

Property commonly known as: 734 N 10TH ST, Klamath Falls, OR 97601

Prior instrument reference: 2025-000777, Recorded: 02/05/2025

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, 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.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

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.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 15<sup>th</sup> day of October, 2025

PENNYMAC LOAN SERVICES, LLC

By: [Signature]

Print Name: Carine Lusanga

Title: Authorized Representative

STATE OF Texas  
COUNTY OF Tarrant

The foregoing instrument was acknowledged before me on this 15<sup>th</sup> day of October, 2025 by Carine Lusanga as Authorized Representative of PENNYMAC LOAN SERVICES, LLC.

[Signature]  
Notary Public

Notary Public for State of Texas

My Commission Expires 5/17/2026

