

2009-009618

Klamath County, Oregon



00069449200900096180020022

07/15/2009 11:25:44 AM

Fee: \$26.00

After recording return to and send all tax statements to the following address

Walt Moden  
818 Grant Street  
Klamath Falls, OR 97601

STATUTORY  
BARGAIN AND SALE DEED

1st 13204105

HSBC Bank USA, National Association, as Trustee for Wells Fargo Asset Securities Corporation Home Equity Asset-Backed Certificates, Series 2006-3, Grantor, as to a fee simple interest, conveys to Walt Moden, Grantee(s), the following described real property:

Please see legal description attached as Exhibit A

Property ID No: R370422

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$34,900.00 (See ORS 93.030).

Dated this 18 day of June, 2009

HSBC Bank USA, National Association, as Trustee for Wells Fargo Asset Securities Corporation Home Equity Asset-Backed Certificates, Series 2006-3

Wells Fargo Bank NA, as attorney in fact

LYNN CARDER  
Vice President Loan Documentation

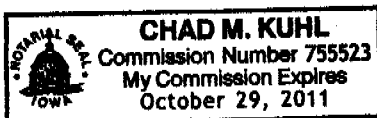
STATE Iowa

County of Polk

}  
} ss.  
}

On this 18th day of June, 2009, before me personally appeared Lynn Carder (NAME), as V.P. (TITLE) of Wells Fargo Bank NA, to me known to be the individual who executed the foregoing instrument as Attorney in Fact for HSBC Bank USA, National Association, as Trustee for Wells Fargo Asset Securities Corporation Home Equity Asset-Backed Certificates, Series 2006-3 and acknowledged that he/she signed the same as his/her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath states that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living and is not incompetent.

Given under my hand and official seal the day and year last above written.



Chad M Kuhl  
Notary name printed or typed: CHAD M KUHL  
Notary Public in and for the State of Iowa  
Residing at \_\_\_\_\_  
My appointment expires 10-29-11

F26

## **EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

### **PARCEL 1:**

**A PORTION OF LOT 6 OF BLOCK 63 OF NICHOLS ADDITION TO LINKVILLE NOW THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE SOUTHERLY LINE OF GRANT STREET, FORMERLY FRANKLIN STREET, 25 FEET NORTHEAST FROM THE MOST WESTERLY CORNER OF LOT 6 IN BLOCK 63 OF NICHOLS ADDITION TO LINKVILLE, NOW THE CITY OF KLAMATH FALLS, OREGON; THENCE SOUTH AND PARALLEL WITH 8TH STREET, 80 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO 8TH STREET 40 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 6; THENCE NORTHWESTERLY ALONG THE LINE BETWEEN SAID LOT 6 AND LOT 7 OF SAID BLOCK 63, 80 FEET; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF GRANT STREET 40 FEET TO THE PLACE OF BEGINNING.**

### **PARCEL 2:**

**BEGINNING AT THE POINT ON THE SOUTHERLY LINE OF GRANT STREET NORTHEASTERLY ALONG SAID SOUTHERLY LINE WHICH IS 90 FEET FROM THE MOST WESTERLY CORNER OF LOT 5, BLOCK 63, NICHOLS ADDITION TO KLAMATH FALLS, OREGON; THENCE SOUTHEASTERLY PARALLEL WITH 8TH STREET 40 FEET; THENCE SOUTHWESTERLY PARALLEL WITH GRANT STREET 7 FEET; THENCE NORTHWESTERLY PARALLEL WITH 8TH STREET 40 FEET TO THE SOUTHERLY LINE OF GRANT STREET; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE 7 FEET TO THE POINT OF BEGINNING.**

### **PARCEL 3:**

**A PORTION OF LOT 6 OF BLOCK 63 OF NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT WHICH IS 80 FEET SOUTHEASTERLY ALONG THE LINE OF 8TH STREET AND 82.10 FEET NORTHEASTERLY IN A LINE PARALLELING GRANT STREET FROM THE MOST WESTERLY CORNER OF LOT 5, BLOCK 63, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; THENCE FROM SAID POINT OF BEGINNING 7.90 FEET NORTHEASTERLY AND PARALLELING GRANT STREET; THENCE 40 FEET NORTHWESTERLY AND PARALLELING 8TH STREET; THENCE 7.90 FEET SOUTHWESTERLY AND PARALLELING GRANT STREET; THENCE 40 FEET SOUTHEASTERLY AND PARALLELING 8TH STREET TO THE PLACE OF BEGINNING.**

**NOTE: This legal description was created prior to January 01, 2008.**