

NOT 85247

2009-014453

Klamath County, Oregon



00075246200900144530050059

11/10/2009 11:26:07 AM

Fee: \$57.00

RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

GRANTOR'S NAME:

U.S. Bank National Association, as successor trustee to Bank of America, National Association as successor by merger to LaSalle Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Ownit Mortgage Loan Asset-Backed Certificates, Series 2006-4ON

GRANTEE'S NAME:

Jacob Nelson

SEND TAX STATEMENTS TO:

Jacob Nelson
5688 Delaware Ave
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Jacob Nelson
5688 Delaware Ave
Klamath Falls, OR 97603
Escrow No: 20090011908-FTPOR03

5688 Delaware Ave
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

U.S. Bank National Association, as successor trustee to Bank of America, National Association as successor by merger to LaSalle Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Ownit Mortgage Loan Asset-Backed Certificates, Series 2006-4ON, Grantor, conveys and specially warrants to

~~Jacob Nelson~~, / Jacob P. Nelson

Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Lot 67 of CLOVERDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ENCUMBRANCES: 09-10 taxes a lien not yet due and payable. Reservations, Restrictions, Easements, and Right of way of public record.

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. 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.

The true consideration for this conveyance is \$122,000.00.
Dated 10/16/09; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

U.S. Bank National Association, as successor trustee to Bank of America, National Association as successor by merger to LaSalle Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Ownit Mortgage Loan Asset-Backed Certificates, Series 2006-4ON

LITTON LOAN SERVICING, LP
ATTORNEY-IN-FACT

BY:

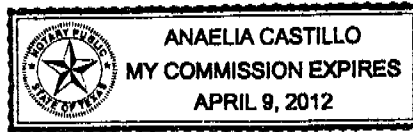
ITS: Sandra Castillo
Assistant Vice President

5/24/11

State of Tx
County of Harris

This instrument was acknowledged before me on 10/6, 2007 by
Sandra Castillo
as Authorized Signatory of _____.

[Signature]
Notary Public - State of Oregon
My commission expires:



RECORDING REQUESTED BY
& AFTER RECORDING RETURN TO:

Litton Loan Servicing LP
4828 Loop Central Drive
Houston, Texas 77081
Attention: Allison S. Walas
Prepared By: *Lump*

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that U.S. Bank National Association, as Successor Trustee, to Bank of America, National Association as successor by merger to LaSalle Bank National Association, as Trustee, having its principal place of business at 60 Livingston Avenue, St. Paul, Minnesota 55107, pursuant to that Pooling and Servicing Agreement, dated as of June 1, 2006 (the "Pooling and Servicing Agreement"), by and among Merrill Lynch Mortgage Investors, Inc., as depositor (the "Depositor"), Litton Loan Servicing LP, as servicer (the "Servicer"), and LaSalle Bank National Association, as Trustee (the "Trustee") for the Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-4, hereby constitutes and appoints the Servicer, by and through the Servicer's officers, the Successor Trustee's true and lawful Attorney-in-Fact, in the Successor Trustee's name, place and stead and for the Successor Trustee's benefit, in connection with all mortgage loans serviced by the Servicer pursuant to the Pooling and Servicing Agreement for the purpose of performing all acts and executing all documents in the name of the Successor Trustee as may be customarily and reasonably necessary and appropriate to effectuate the following enumerated transactions in respect of any of the mortgages or deeds of trust (the "Mortgages" and the "Deeds of Trust", respectively) and promissory notes secured thereby (the "Mortgage Notes") for which the undersigned is acting as Successor Trustee (whether the undersigned is named therein as mortgagee or beneficiary or has become mortgagee by virtue of endorsement of the Mortgage Note secured by any such Mortgage or Deed of Trust) and for which the Servicer is acting as servicer, all subject to the terms of the Pooling and Servicing Agreement.

This appointment shall apply to the following enumerated transactions only:

1. The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recordings is for the purpose of correcting the Mortgage or Deed of Trust to conform same to the original intent of the parties thereto, or to correct title errors discovered after such title insurance was issued and said modification or re-recording, or to effect loss mitigation efforts in compliance with any government sponsored program or prudent servicing practice, and in all instances, which does not adversely affect the lien of the Mortgage or Deed of Trust as insured.

2. The subordination of the lien of a Mortgage or Deed of Trust to an easement in favor of a public utility company or a government agency or unit with powers of eminent domain; this section shall include, without limitation, the execution of partial satisfactions/releases, partial reconveyances or the execution or requests to trustees to accomplish same, or the subordination of a lien of a Mortgage or Deed of Trust to a lease of said property for oil or mineral development where (1) such lease does not adversely affect the lien of the Mortgage or Deed of Trust as insured (2) such lease is customary in the area, (3) exercise of such lease will not have a material effect on the value of the property, prevent the use of the property as a residence, or expose the residents to serious health or safety hazards and (4) otherwise conforms to the provisions of the Pooling and Servicing Agreement.

3. The conveyance of the properties to the mortgage insurer, or the closing of the title to the property to be acquired as real estate owned, or conveyance of title to real estate owned.

4. The completion of loan assumption agreements.

5. The full satisfaction/release of a Mortgage or Deed of Trust or full conveyance upon discharge by payment or other satisfaction of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note.

6. The assignment of any Mortgage or Deed of Trust and the related Mortgage Note, in connection with the repurchase of the mortgage loan secured and evidenced thereby.

7. The full assignment of a Mortgage or Deed of Trust upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.

8. With respect to a Mortgage or Deed of Trust, the foreclosure, the acceptance of a short sale agreement, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of any such foreclosure, or sale, including, without limitation, any and all of the following acts:

- a. the substitution of trustee(s) serving under a Deed of Trust, in accordance with state law and the Deed of Trust;
- b. the preparation and issuance of statements of breach or non-performance;
- c. the preparation and filing of notices of default and/or notices of sale;
- d. the cancellation/rescission of notices of default and/or notices of sale;
- e. the taking of a deed in lieu of foreclosure or the acceptance of a short sale agreement; and
- f. the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the Agreement, Mortgage, Deed of Trust or state law to expeditiously complete said transactions in paragraphs 8.a. through 8.e., above.

The undersigned gives said Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully as the undersigned might or could do, and hereby does ratify and confirm to all that said Attorney-in-Fact shall lawfully do or cause to be done by authority hereof.

Third parties without actual notice may rely upon the exercise of the power granted under this Limited Power of Attorney; and may be satisfied that this Limited Power of Attorney shall continue in full force and effect and has not been revoked unless an instrument of revocation has been made in writing by the undersigned.

The Successor Trustee shall be entitled to the indemnification provided by the Servicer in the Pooling and Servicing Agreement as if set forth herein in connection with the actions of the Servicer under this Limited Power of Attorney.

IN WITNESS WHEREOF, U.S. Bank National Association, as Successor Trustee pursuant to that Pooling and Servicing Agreement among the Depositor, the Servicer, and the Trustee, dated as of June 1, 2006 (Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-4), has caused these presents to be signed and acknowledged in its name and behalf by Diane L. Reynolds its duly elected and authorized Vice President this 27th day of July, 2009.

NO CORPORATE SEAL

U.S. Bank National Association, as Successor Trustee,
to Bank of America, National Association
as successor by merger to LaSalle Bank National
Association, as Trustee, for Ownit Mortgage Loan Trust,
Ownit Mortgage Loan Asset Backed Certificates, Series
2006-4

Witness:

Name: Brian Giel

By:

Name: Diane L. Reynolds

Title: Vice President

Witness:

Name: Derek Klein

STATE OF MINNESOTA
COUNTY OF RAMSEY

On July 27, 2009, before me, the undersigned, a Notary Public in and for said state, personally appeared Diane L. Reynolds, Vice President of U.S. Bank National Association, a national banking association, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed that same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted and executed the instrument.

WITNESS my hand and official seal.
(SEAL)



[Signature]
[Printed/Typed Name]
Notary Public
My Commission Expires January 31, 2012

Inv. 496 - Ownit 2006-4