

1659592

2011-004878  
Klamath County, Oregon



04/15/2011 03:51:49 PM Fee: \$37.00

After recording return to and send all tax statements to the following address  
Amanda Jean Breuer and Nicholas Andrew Breuer  
6620 Hilton Dr  
Klamath Falls, OR 97603

STATUTORY  
BARGAIN AND SALE DEED

US Bank National Association, as Trustee for CSAB Mortgage-Backed Pass-Through Certificates, Series 2006-3,, Grantor, as to a fee simple interest, conveys to Amanda Jean Breuer, and Nicholas Andrew Breuer Grantee(s), the following described real property: \*as Husband and Wife

LOT 41 IN BLOCK 21, TRACT NO. 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.  
Property ID No: R489518

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.

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. 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, of chapter 424, Oregon laws 2007.

The true and actual consideration for this conveyance is \$139,900.00(See ORS 93.030).

April 13, 2011

Dated: \_\_\_\_\_

US Bank National Association, as Trustee for  
CSAB Mortgage-Backed Pass-Through  
Certificates, Series 2006-3

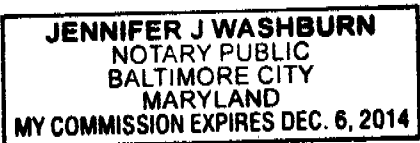
By: Nancy Brownley Nancy Brownley  
Assistant Vice President  
Wells Fargo Bank NA, as Attorney in Fact

STATE OF Maryland }  
Frederick } SS:  
COUNTY OF \_\_\_\_\_ }

On this 14 day of April, 2011, before me personally appeared Nancy Brownley (NAME) as Assistant Vice President (TITLE) on behalf of Wells Fargo Bank, NA to me known to be the individual who executed the foregoing instrument as Attorney in Fact for US Bank National Association, as Trustee for CSAB Mortgage-Backed Pass-Through 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

Dated: 4-14-11



Jennifer J Washburn  
Notary Public in and for the State of MD  
Residing at Baltimore City  
My appointment expires: 12-6-14

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