

2011-009530

Klamath County, Oregon



00106247201100095300030036

08/18/2011 03:03:55 PM

Fee: \$47.00

Loan #22789408

GRANTOR'S NAME:

US Bank National Association, as Trustee for J.P.
Morgan Mortgage Acquisition Trust 2006-NC1,
Asset Backed Pass-Through Certificates, Series
2006-NC1

GRANTEE'S NAME:

Dianne Baker, an estate in fee simple

SEND TAX STATEMENTS TO:

Dianne Baker, an estate in fee simple

871655 Hillyard Ave
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Dianne Baker

Escrow No: 470311012648-TTJA37

7655 Hillyard Ave.

Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

**US Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition
Trust 2006-NC1, Asset Backed Pass-Through Certificates, Series 2006-NC1**

Grantor, conveys and specially warrants to

Dianne Baker, an estate in fee simple

Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in Klamath County, Instrument No. M06, page 01328, Microfilm Records of Klamath County, Oregon except as specifically set forth below.:

SEE LEGAL DESCRIPTION ATTACHED HERETOAS EXHIBIT 'A'

ENCUMBRANCES:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

Any claim that the foreclosure and the foreclosure transfer evidenced by deed recorded on April 28, 2011 as Instrument No. 2011-005283 is (a) void or voidable under the Trust Deed Act or other applicable foreclosure and execution statutes; or (b) ineffective in extinguishing the interest of any party who did not timely receive, or who claims not to have timely received, all notices required by law for extinguishing the interest.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this conveyance is \$78,000.00.

470311012648-TTJA37

Deed (Special Warranty – Statutory Form)

470311012648-TTJA37

ep
Dated 8/17/11; if a corporate grantor, it has caused its name to be signed by order of its board of directors.



US Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-NC1, Asset Backed Pass-Through Certificates, Series 2006-NC1

BY: *Carolyn K. Cloud*

Carolyn K. Cloud
Vice President

State of Florida
COUNTY of Duval

By JPMorgan Chase Bank,
National Association,
Attorney in Fact

This instrument was acknowledged before me on Aug. 17, 2011
by Carolyn K. Cloud

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

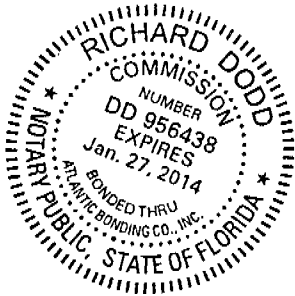


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Lot 7, Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin lying South 89° 59' East 660.0 feet and North 0° 19' 20" West 30.0 feet from the Section corner common to Sections 1, 6, 7 and 12, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, said pin being on the North right of way line of Hilyard St.; thence continuing North 0° 19' 20" West 150.0 feet to a point; thence South 89° 59' East 134.0 feet to a point; thence South 0° 19' 20" East 150.0 feet to a point on the North right of way line of Hilyard St.; thence North 89° 59' West 134.0 feet to the point of beginning; with bearings based on Survey No. 3070, filed in the Klamath County Engineer's Office.

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