

2011-010243

Klamath County, Oregon



00107170201100102430030032

THIS SPAC

09/09/2011 03:26:31 PM

Fee: \$47.00

After recording return to:

DONALD ECK

2320 WHITE

KLAMATH FALLS, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:

DONALD ECK

2320 WHITE

KLAMATH FALLS, OR 97601

Escrow No. 2733327

Title No. 0090635

SPECIAL-EM

### SPECIAL WARRANTY DEED

**HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DEUTSCHE BANK ALT-B  
SECURITIES MORTGAGE LOAN TRUST, SERIES 2006-AB4 MORTGAGE PASS-THROUGH  
CERTIFICATES**

Grantor(s) hereby grant, bargain, sell, warrant and convey to

DONALD ECK, A SINGLE MAN

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances  
except as specifically set forth herein in the County of **Klamath** and State of Oregon, to wit:

**LOT 77 OF YALTA GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE  
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

Tax Account No: \_\_\_\_\_

**More Commonly known as: 5150 SHASTA WAY KLAMATH FALLS, OR 97603**

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if  
any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful  
claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above-  
described encumbrances.

The true and actual consideration for this conveyance is \$ 70,000.00

47ANJ

Ref:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THAT 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 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.

**HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DEUTSCHE BANK ALT-B  
SECURITIES MORTGAGE LOAN TRUST, SERIES 2006-AB4 MORTGAGE PASS-THROUGH  
CERTIFICATES**



By: AMERICAN HOME MORTGAGE SERVICING

Michael Zenarosa  
Assistant Secretary

Its : ATTORNEY IN FACT



\*Ref:

STATE OF **Texas**  
COUNTY OF **Dallas** )SS.

This instrument was acknowledged before me this 29<sup>th</sup> day of August, 2011, by Michael Zenarosa the HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DEUTSCHE BANK ALT-B SECURITIES MORTGAGE LOAN TRUST, SERIES 2006-AB4 MORTGAGE PASS-THROUGH CERTIFICATES, the Grantor.

My Commission Expires:

3-3-15

Kim Furman  
Notary Public

