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After recording return to:  
William Diekmann and Susan Diekmann  
2402 Running Springs Lane  
Quincy, CA 95971

2012-002565  
Klamath County, Oregon



00115104201200025650020024

Send Tax Statements to:  
Same as Above

03/09/2012 11:38:54 AM

Fee: \$42.00

Grantor Address:  
U.S. Bank, National Association, as Trustee  
for GSAA 2006-12  
3465 Hampton Ave  
St Louis, MO 63139

REO #:  
US REO #: 11-04720  
First American Title Insurance Company of Oregon:

### SPECIAL WARRANTY DEED

THIS DEED is made and entered into this 19 day of January, 2012 by and between  
U.S. Bank, National Association, as Trustee for GSAA 2006-12 hereinafter collectively referred to  
as "Grantor", and William Diekmann and Susan Diekmann, <sup>the entirety</sup> as tenants by of the County of  
Klamath, State of Oregon, hereinafter referred to as "Grantee". The  
mailing address of the Grantee is 2402 Running Springs Lane, Quincy, CA 95971  
One Hundred Thousand Dollars (\$100,000.00)  
WITNESSETH, that the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and  
other valuable considerations paid to the Grantor, the receipt of which is hereby acknowledged,  
does by these presents **GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM** unto the  
Grantee, the following described lots, tracts or parcels of land lying, being and situated in the  
County of Klamath and State OR of to-wit:

Lot 10 in Block 14 of Dixon Addition to the City of Klamath Falls, according to the official  
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Commonly known as: 131 North Wendling Street, Klamath Falls OR 97601

Subject to easements, conditions, restrictions and limitations of record.

**TO HAVE AND TO HOLD** the same; together with all rights and appurtenances to the same  
belonging, unto the said Grantees, and to His/Her successors and assigns. The said Grantor  
hereby covenanting that it and the successors and assigns of such Grantor shall and will

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**WARRANT AND DEFEND** the title to the premises unto the said Grantees, and to the successors and assigns of such Grantee forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, excepting, however, the general taxes for the calendar year 2012 and thereafter, and special taxes becoming a lien after the date of this deed.

**IN WITNESS WHEREOF**, the said Grantor has hereunto caused this instrument to be signed on the day and year first above written.

Grantor:

U.S. Bank, National Association, as Trustee for GSAA 2006-12, by PHH Mortgage Corporation, as attorney in fact

BY: [Signature]  
NAME: Michael Dantas  
TITLE: VP  
Attest: [Signature]  
NAME: Sharonna Davis  
TITLE: Asst. P.

AFFIX CORPORATE SEAL BELOW

STATE OF NJ )  
COUNTY OF Burl ) SS

On this 19 day of January, 20 12, before me appeared Michael Dantas to me personally known, who, being by me duly sworn, did say that he/she is the VP (title) of PHH Mortgage Corporation, as attorney in fact for U.S. Bank, National Association, as Trustee for GSAA 2006-12 and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation, by authority of its board of directors and said VP acknowledged said instrument to be the free act and deed of said corporation.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first written above.

[Signature]  
Notary Public:  
My Commission Expires:

**Linda Huller**  
Notary Public of New Jersey  
Commission Expires

May 19 2013

