

WTC 91663

2012-004384

Klamath County, Oregon



00117269201200043840030032

THIS SPAC

04/27/2012 11:32:35 AM

Fee: \$47.00

After recording return to:

KEVIN HAYES
MELISSA HAYES
14320 SW 141st Ave
Tigard OR 97224

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

KEVIN HAYES
MELISSA HAYES
14320 SW 141st Ave
Tigard AZ 97224

Escrow No. 2848742

Title No.

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

whose mailing address is 4875 BELFORT ROAD SUITE 130 JACKSONVILLE FL 32256,

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

KEVIN HAYES and MELISSA HAYES

Grantee(s) and grantee's heirs, successors and assigns 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 3/22/2006 instrument # M06-05207, Klamath County, except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

THE NORTH 80 FEET OF LOT 647 IN BLOCK 119, MILLS 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.

Tax Account No: R614339

More Commonly known as: 901 DIVISION STREET KLAMATH FALLS, OR 97601

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 \$ 41,750.00

479m

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.

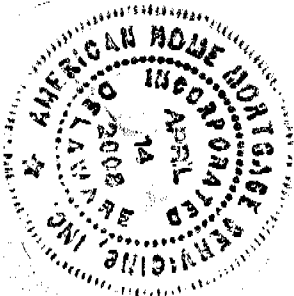
**HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DEUTSCHE BANK ALT-B
SECURITIES MORTGAGE LOAN TRUST, SERIES 2006-AB4 MORTGAGE PASS-THROUGH
CERTIFICATES**



By: AMERICAN HOME MORTGAGE SERVICING

**E. Evelyn Brown
Assistant Secretary**

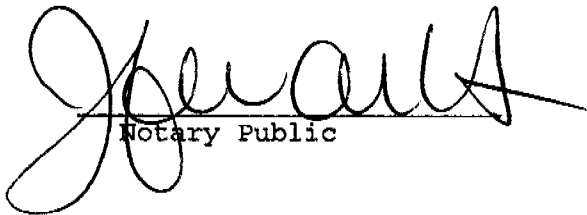
Its : ATTORNEY IN FACT



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

This instrument was acknowledged before me this 17 day of April, 2012, by E. Evelyn Brown as Assistant Secretary for American Home Mortgage Servicing, as Attorney in Fact for 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: 2/3/14


Notary Public

