

2013-002444

Klamath County, Oregon

03/06/2013 01:57:29 PM

Fee: \$52.00

THIS SPACE RESERVED FOR F

mtc 44764
After recording return to:

KURT SCHNEIDER AND

ANJEL SCHNEIDER

16472 TRAIL DRIVE

REDDING, CA 96001

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

KURT SCHNEIDER AND

ANJEL SCHNEIDER

16472 TRAIL DRIVE

REDDING, CA 96001

Escrow No. 3040873

Title No. 94764

SPECIAL-EM

SPECIAL WARRANTY DEED

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-15, hereby grant, bargain, sell, warrant and convey to **KURT SCHNEIDER AND ANJEL SCHNEIDER, AS TENANTS BY THE ENTIRETY** 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 September 13, 2006 and Recorded number: 2006-018474, Klamath County Records, except as specifically set forth herein in the County of Klamath and State of Oregon, to wit

SEE EXHIBIT "A" ATTACHED

Tax ID: 880805

More commonly known as: 323 E. MAIN 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 \$50,500.00

52 AMT

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.

HSBC BANK USA, NATIONAL ASSOCIATION AS
TRUSTEE FOR WELLS FARGO ASSET SECURITIES
CORPORATION, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-15, BY WELLS FARGO
BANK, NA AS ATTORNEY IN FACT

By EUSA M TORRENTE
Its EUSA M TORRENTE
REO Asset Specialist

HSBC BANK USA, NATIONAL ASSOCIATION AS
TRUSTEE FOR WELLS FARGO ASSET SECURITIES
CORPORATION, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-15, BY WELLS FARGO
BANK, NA AS ATTORNEY IN FACT

By Natalia Trejos
Its Natalia Trejos
REO Asset Specialist

California

State of California)

County of Alameda)

On February 20, 2013 before me, (Nancy M. Luke, Notary Public),
personally appeared Elisa M. Torrente Asset Specialist and
Natalia Trejos - Asset Specialist,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the
State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Nancy M. Luke

(Seal)

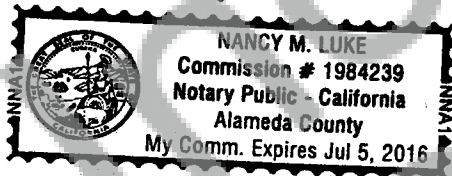


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in a portion of Lots 18, 19, 20 and 21 of Block 18, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the NE1/4 NW1/4 and the NW1/4 NE1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Northerly right of way line of East Main Street, said point being the most Southerly corner of said Lot 18; thence North 55°33'00" West, along said right of way line, 37.47 feet to the most Southerly corner of Parcel "A" of said Property Line Adjustment 1-PL-96; thence along the boundary of said Parcel "A" North 34°27'00" East 90.00 feet and North 55°33'00" West 62.45 feet; thence North 34°27'00" East 25.00 feet to the most Northerly corner of said Lot 21; thence South 55°33'00" East 99.92 feet to the most Easterly corner of said Lot 18; thence South 34°27'00" West 115.00 feet to the point of beginning.