



2013-013431
Klamath County, Oregon
12/06/2013 09:26:52 AM
Fee: \$42.00

AFTER RECORDING RETURN TO:

Abbatello Family Living Trust
10553 Wright Avenue
Klamath Falls, OR 97603

**UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:**
Same as above

Filed for Record at Request of: Pinnacle Northwest Escrow, LLC
Escrow Number: 13114784
Title Number: 0098918*AmeriTitle*****

Special Warranty Deed

Property Address: **10553 Wright Avenue, Klamath Falls, OR 97603**
Tax Account No: **3909-03400-90051-000**

**U.S. Bank National Association as Trustee for Mortgage Equity Conversion Asset
Trust 2011-1, GRANTOR**, whose address is One Federal Street 3rd Floor, Boston, MA 02110

for and in consideration of **\$58,000.00**, in hand paid, bargains, sells, and conveys to

ABBATELLO FAMILY LIVING TRUST, GRANTEE,
whose address is 10553 Wright Avenue, Klamath Falls, OR 97603

the following described real estate, situated in the County of **Klamath**, State of **Oregon**, to wit:

**Unit 10553 (Wright Avenue), TRACT 1336, FALCON HEIGHTS CONDOMINIUMS -
STAGE 1, according to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.**

SUBJECT TO: Any and all items disclosed of the public record or on a commitment of title, including
without limitation any agreements, conditions, covenants, declarations, easements, notices, rights,
reservations, and/or restrictions which are incorporated herein as if fully set forth.

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.

42 amt

SPECIAL WARRANTY DEED: Page 2

Property Address: **10553 Wright Avenue, Klamath Falls, OR 97603**

Tax Account No: **3909-03400-90051-000**

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.

GRANTOR:



**U.S. Bank National Association as Trustee for Mortgage Equity
Conversion Asset Trust 2011-1**

BY: **Randall Reynolds, Assistant Vice President**

ITS: **REO Management Solutions, LLC**

STATE OF TEXAS

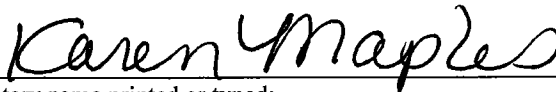
SS.

COUNTY OF DALLAS

On this, the 26 day of Nov, 2013,

I certify that I know or have satisfactory evidence that Randall Reynolds is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument. And that he/she is the AVP of **U.S. Bank National Association as Trustee for Mortgage Equity Conversion Asset Trust 2011-1**, Grantor, and is authorized to sign on its behalf.

Dated:



Notary name printed or typed:
Notary Public in and for the State of Texas
Residing at
My appointment expires: