

2014-006604

Klamath County, Oregon

06/20/2014 03:12:11 PM

Fee: \$47.00

File No. 13014247

Grantor
U.S. Bank National Association, as Trustee for residential asset securities corporation, Home Equity Mortgage Asset -Backed Pass-Thorough Certificates, Series 2006-KS3 1661 Worthington Road Ste 100 West Palm Beach, FL 33409
Grantee
Jerry Boehnen Scott Tenold 5118 Cherry Blossom Lane Klamath Falls, OR 97601
After recording return to
Jerry Boehnen Scott Tenold 5118 Cherry Blossom Lane Klamath Falls, OR 97601
Until requested, all tax statements shall be sent to
Jerry Boehnen Scott Tenold 5118 Cherry Blossom Lane Klamath Falls, OR 97601 Tax Acct No(s): R551691

Reserved for Recorder's Use

STATUTORY SPECIAL WARRANTY DEED

U.S. Bank National Association, as Trustee for residential asset securities corporation, Home Equity Mortgage Asset -Backed Pass-Thorough Certificates, Series 2006-KS3, Grantor, conveys and specially warrants to Jerry Boehnen and Scott Tenold, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

See attached exhibit "A"

This property is free of encumbrances created or suffered by the Grantor, EXCEPT: NONE

The true consideration for this conveyance is \$44,000.00. (Here comply with requirements of ORS 93.030.)

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Executed this 18 day of June, 2014.

U.S. Bank National Association, as Trustee for residential asset securities corporation, Home Equity Mortgage Asset -Backed Pass-Thorough Certificates, Series 2006-KS3, by Owen Loan Servicing, LLC its attorney in fact.

By: Jon King
Its Contract Management Coordinator

State of Florida, County of Palm Beach) ss.

This instrument was acknowledged before me on this 18 day of June, 2014 by Jon King, as Contract Management Coordinator of U.S. Bank National Association, as Trustee for residential asset securities corporation, Home Equity Mortgage Asset -Backed Pass-Thorough Certificates, Series 2006-KS3, by Owen Loan Servicing, LLC., its attorney in fact.

Notary Public for Florida
My commission expires: 12/2/17



Personally Known To Me

After Recording Return To: Amendment 0986512

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the West Section line which lies North $1^{\circ}12'$ West a distance of 150.4 feet from the iron pin axle which marks the one quarter corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence; North $88^{\circ}57'$ East parallel to the East-West quarter line of Section 11, a distance of 342 feet to an iron pin; thence North $1^{\circ}12'$ West parallel to the West Section line of said Section 11, a distance of 75.4 feet to an iron pin; thence South $88^{\circ}57'$ West 342 feet to a point on the said section line; thence South $1^{\circ}12'$ East along section line 75.4 feet, more or less, to the point of beginning; said tract being in the South half Southwest quarter of Northwest Quarter of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM that portion thereof in Summers Lane.