



2014-008473

Klamath County, Oregon

08/14/2014 09:34:13 AM

Fee: \$52.00

After recording return to:
Nabil M. Taha
250 Main Street, Suite A
Klamath Falls, OR 97601

Until a change is requested,
all tax statements shall be sent
to the following address:
Nabil M. Taha
250 Main Street, Suite A
Klamath Falls, OR 97601

SL#3242141

**SPECIAL WARRANTY DEED
(OREGON)**

**US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED
ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2006-BC4** Grantor, conveys and specially warrant(s) **NABIL M.
TAHA, A MARRIED MAN** Grantee, the following described real property free of
encumbrances created or suffered by the Grantor as specifically set forth herein:

**THE SOUTH 40 FEET OF LOTS 510 AND 511 BLOCK OF 102, 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.**

This property is free of all encumbrances created, EXCEPT :

The true consideration for this conveyance is **\$33,000.00**

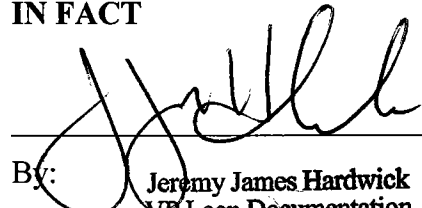
The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

5800

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.

Dated: 8/4/2014

**US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED
ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2006-BC4, BY WELLS FARGO BANK, N.A. AS ATTORNEY
IN FACT**


By: _____
Its: **Jeremy James Hardwick**
VP Loan Documentation

State of California)

County of San Bernardino)

On August 4, 2014 before me, Sarah C. Barker, Notary Public
personally appeared Jeremy James Hardwick,

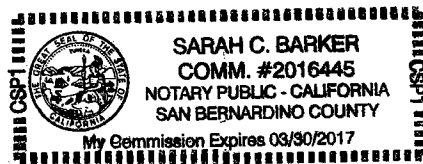
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s),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

[Signature]



(Seal)