

1st 2270626-

AFTER RECORDING MAIL TO:

H. Keith Tate and Maud E. Tate  
17 Robinsdale Road  
Martinez, CA 94553

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

H. Keith Tate and Maud E. Tate  
17 Robinsdale Road  
Martinez, CA 94553

2015-002007

Klamath County, Oregon

03/06/2015 03:32:03 PM

Fee: \$47.00

Escrow Number: R14-01360-TT

### Special Warranty Deed

U.S. Bank National Association, as Trustee for the Holders of the Bear Stearns ALT-A Trust 2006-3, Mortgage Pass-Through Certificates, Series 2006-3, Grantor, conveys, and specially warrants to H. Keith Tate and Maud E. Tate, Grantee the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the county of Klamath, State of Oregon, described as follows:

**Lot 3, Block 7, WAGON TRAIL ACREAGES NUMBER ONE, SECOND ADDITION, according to the official plat thereof on file on the office of the County Clerk of Klamath County, Oregon.**

Property commonly known as: 152046 Conestoga Rd, La Pine, OR 97739

**This Property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$ 84,000.08

Assessor's Property Tax Parcel Account Number(s): R129275

The Grantor(s) for itself and for its successors in interest do 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 do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor(s) and not otherwise, it will forever warrant and defend the said described real estate.

Dated March 3 2015

U.S. Bank National Association, as Trustee for the Holders of the Bear Stearns ALT-A Trust 2006-3, Mortgage Pass-Through Certificates, Series 2006-3

By:   
Nationstar Mortgage, LLC, as Attorney in Fact

Rachel Siegel  
Assistant Secretary

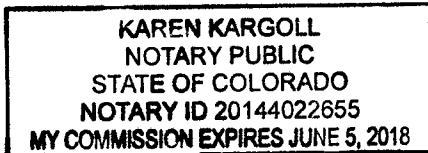
F.  
52.00

STATE OF CO  
County of Arapahoe SS.

ACKNOWLEDGMENT - Attorney in Fact - Corporate

On this 3 day of March, 2015, before me, the undersigned, a Notary Public in and for the State of CO, duly commissioned and sworn, personally appeared Rachel Siegel to me known to be the Asst. Secretary of Nationstar Mortgage, LLC, Attorney in Fact for U.S. Bank National Association, as Trustee for the Holders of the Bear Stearns ALT-A Trust 2006-3, Mortgage Pass-Through Certificates, Series 2006-3, and acknowledged that he/she signed the same in his/her capacity as Asst. Secretary of Nationstar Mortgage, LLC, as Attorney in Fact for said principal and acknowledged that he/she signed the same as his/her free and voluntary act and deed as Attorney in Fact for said principal for uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked.

GIVEN under my hand and official seal the day and year first above written.



Karen Kargoll  
Notary Public in and for the State of CO  
Residing at \_\_\_\_\_  
My appointment expires 6-5-18

Situs Address: 152046 Conestoga Rd, La Pine, OR 97739