

2015-003059

Klamath County, Oregon

04/03/2015 03:34:40 PM

Fee: \$52.00

RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

GRANTOR:

U.S. Bank National Association, as Trustee,
successor In Interest To Bank of America,
National Association as Trustee as Successor by
Merger to Lasalle Bank, National Association as
Trustee for Washington Mutual Mortgage
Pass-Through Certificates Wmalt 2006-AR1
3815 SW Temple
Salt Lake City, UT 84115

GRANTEE:

John de los Reyes
403 Main Street
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

John de los Reyes
65 Pine Street
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

John de los Reyes
65 Pine Street
Klamath Falls, OR 97601

Escrow No: 4615034884-FTEUG03

65 Pine Street
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

U.S. Bank National Association, as Trustee, successor In Interest To Bank of America, National
Association as Trustee as Successor by Merger to Lasalle Bank, National Association as Trustee for
Washington Mutual Mortgage Pass-Through Certificates Wmalt 2006-AR1

Grantor, conveys and specially warrants to

John de los Reyes

Grantee, the following described real property free and clear of encumbrances created or suffered by the
grantor except as specifically set forth below:

Complete legal description attached hereto and made a part hereof

The true consideration for this conveyance is \$67,500.00.

ENCUMBRANCES: Current taxes, assessments, reservations in patents, and all agreements,
easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts,
covenants, conditions and restrictions as may appear of record.

**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**

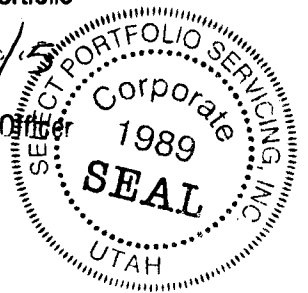
4615034884-FTEUG03
Deed (Special Warranty – Statutory Form)

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 March 30, 2015

U.S. Bank National Association, as Trustee,
successor In Interest To Bank of America, National
Association as Trustee as Successor by Merger to
Lasalle Bank, National Association as Trustee for
Washington Mutual Mortgage Pass-Through
Certificates Wmalt 2006-AR1 by Select Portfolio
Servicing, Inc. as attorney in fact

BY: Eric Nelson 3/30/15
As: Eric Nelson, Document Control Officer



State of Utah
COUNTY of Salt Lake

This instrument was acknowledged before me on March 30, 2015
by Eric Nelson, Document Control Officer of Select Portfolio Servicing, Inc., attorney
in fact for U.S. Bank National Association, as Trustee, successor In Interest To Bank of America, National
Association as Trustee as Successor by Merger to Lasalle Bank, National Association as Trustee for
Washington Mutual Mortgage Pass-Through Certificates Wmalt 2006-AR1

[Signature]
Notary Public - State of Utah

My commission expires: 9.11.17

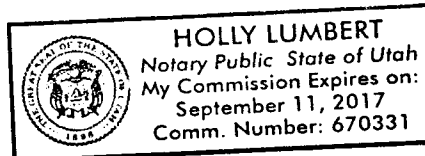


EXHIBIT "A"
LEGAL DESCRIPTION

All of Lot 4, Block 4, TOWN OF LINKVILLE, NOW THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion of said lot formerly conveyed by Ada H. Smith, et vir, to Chas. E. Worden, described as follows:

Beginning at a point in the Easterly line of Ewauna Street (formerly Juniper Street), where the line between Lots 4 and 6 in said Block 4 intersects the said Easterly line of Ewauna Street; thence Southerly along the line between said line of Lots 4 and 6 in said Block 4, 55 feet to the Southwest corner of said Lot 6; thence Southwesterly at right angles 28.81 feet to the Easterly line of said Ewauna Street; thence along said Easterly line 62.08 feet to the place of beginning.