

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
U.S. Bank NA, Successor Trustee to Bank of
America, NA, successor in interest to LaSalle
Bank NA, as Trustee, on behalf of the holders of
the Washington Mutual Mortgage Pass-Through
Certificates, WMALT Series 2006-4
3815 SW Temple
Salt Lake City, UT 84115

GRANTEE:
Shanna Simmons
1152 Crescent Avenue
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:
Shanna Simmons
1152 Crescent Ave.
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
Shanna Simmons
1152 Crescent Ave.
Klamath Falls, OR 97601

Escrow No: 4614033872-FTEUG03

1323 Worden Avenue
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

U.S. Bank NA, Successor Trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as
Trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates, WMALT
Series 2006-4
Grantor, conveys and specially warrants to

Shanna Simmons

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 \$35,000.00.

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
SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE
PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING**

4614033872-FTEUG03
Deed (Special Warranty – Statutory Form)

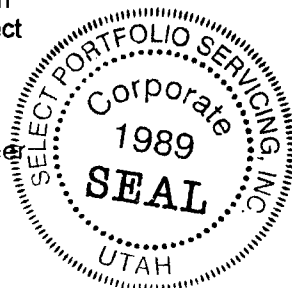
DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE 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 April 17, 2015

U.S. Bank NA, Successor Trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as Trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates, WMALT Series 2006-4 by Select Portfolio Servicing, Inc., as attorney in fact

BY: Chris C. Wheeler 4/17/15

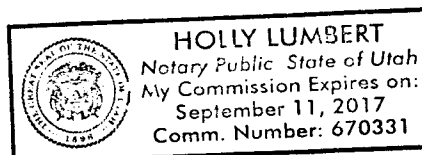
AS: Chris C. Wheeler, Doc. Control Officer



State of Utah
COUNTY of Salt Lake

This instrument was acknowledged before me on APRIL 17, 2015 by Chris C. Wheeler, Doc. Control Officer of Select Portfolio Servicing, Inc. as attorney in fact for U.S. Bank NA, Successor Trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as Trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates, WMALT Series 2006-4

[Signature]
Notary Public - State of Utah
My commission expires: 9.11.17



The portion of Lots 3 and 4, Block 1, FAIRVIEW 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, described as follows: Beginning at a point on the West line of Lot 4, Block 1, FAIRVIEW ADDITION 10 feet North of the Southwest corner of said Lot 4; thence North 50 feet; thence East 65 feet; thence South 50 feet, thence West 65 feet to the point of beginning.