

AMERITITLE
0101821

2015-007780

Klamath County, Oregon

07/16/2015 12:49:06 PM

Fee: \$52.00

RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

GRANTOR:

U.S. Bank National Association, as Trustee, on
behalf of the Holders of The Home Equity Asset
Trust 2006-3 Home Equity Pass-Through
Certificates, Series 2006-3
3815 SW Temple
Salt Lake City, UT 84115

GRANTEE:

Nash Properties, LLC
802 Hogue Drive
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Nash Properties, LLC
802 Hogue Dr.
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Nash Properties, LLC
802 Hogue Dr.
Klamath Falls, OR 97601

Escrow No: 4615035915-FTEUG03

602 Pacific Terrace
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, on behalf of the Holders of The Home Equity Asset Trust
2006-3 Home Equity Pass-Through Certificates, Series 2006-3 by Select Portfolio Servicing, Inc., as
attorney in fact

Grantor, conveys and specially warrants to

Nash Properties, LLC, an Oregon limited liability company

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

Legal description attached hereto and made a part hereof

The true consideration for this conveyance is \$130,000.00.

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**

4615035915-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 7-10-15

U.S. Bank National Association, as Trustee, on behalf of the Holders of The Home Equity Asset Trust 2006-3 Home Equity Pass-Through Certificates, Series 2006-3 by Select Portfolio Servicing, Inc., as attorney in fact

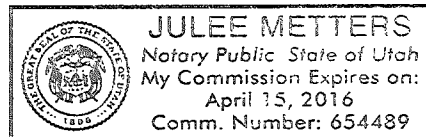
BY: Tiffany Skaife 7/10/15
As: Tiffany Skaife, Doc. Control Officer

State of Utah
COUNTY of Salt Lake

This instrument was acknowledged before me on July 10, 20 15
by Tiffany Skaife, as Doc. Control Officer of Select Portfolio Servicing, Inc.,
attorney in fact for U.S. Bank National Association, as Trustee, on behalf of the Holders of The Home Equity Asset Trust 2006-3 Home Equity Pass-Through Certificates, Series 2006-3

Julee Metters
Notary Public - State of Utah

My commission expires: 4-15-16



LEGAL DESCRIPTION

Beginning at the most Easterly corner of Lot 6; thence Northwesterly along the Southwesterly line of Pacific Terrace, a distance of 75 feet to a point which is 25 feet Southeasterly from the most Northerly corner of Lot 5; thence Southwesterly along a line parallel to and 25 feet Southeasterly from the Northwesterly line of said Lot 5 a distance of 93 feet to a point; thence Southeasterly parallel to the Southwesterly line of Pacific Terrace, a distance of 75 feet to a point on the Southeasterly line of Lot 6; thence Northeasterly along the Southeasterly line of Lot 6 a distance of 93 feet to the point of beginning, being a portion of Lots 5 and 6 in Block 39 of HOT SPRINGS 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.