



2015-010573  
Klamath County, Oregon  
09/24/2015 01:23:29 PM  
Fee: \$52.00

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

GRANTOR:  
U.S. Bank N.A., as trustee, on behalf of the  
holders of the J.P. Morgan Mortgage Acquisition  
Trust 2006-HE2 Asset Backed Pass-Through  
Certificates, Series 2006-HE2  
3815 SW Temple  
Salt Lake City, UT 84115

GRANTEE:  
Luxor Estate, Inc  
250 Main Street, Suite A  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:  
Luxor Estate, Inc  
250 Main St. #A  
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:  
Luxor Estate, Inc  
250 Main St. #A  
Klamath Falls, OR 97601

Escrow No: 4615036281-FTEUG03

202 Payne Alley  
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

U.S. Bank N.A., as trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust  
2006-HE2 Asset Backed Pass-Through Certificates, Series 2006-HE2  
Grantor, conveys and specially warrants to

Luxor Estate, Inc., an Oregon corporation

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 \$56,600.00.

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  
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**

4615036281-FTEUG03  
Deed (Special Warranty – Statutory Form)

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 9-18-15

U.S. Bank N.A., as trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2006-HE2 Asset Backed Pass-Through Certificates, Series 2006-HE2 by Select Portfolio Servicing, Inc., as attorney in fact

BY: [Signature] 9-18-15  
Chanthaly Many-Goldfarb  
As: Document Control Officer

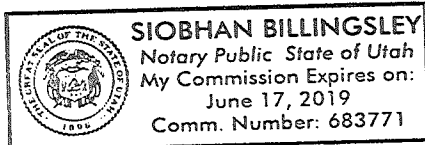
State of Utah  
COUNTY of Salt Lake

\* Personally Known

This instrument was acknowledged before me on Sept. 18, 2015  
by Chanthaly Many-Goldfarb Document Control Officer of Select Portfolio Servicing, Inc., attorney in fact for U.S. Bank N.A., as trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2006-HE2 Asset Backed Pass-Through Certificates, Series 2006-HE2

[Signature]  
Notary Public - State of Utah

My commission expires: [Signature]



File No.: 61960AM  
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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The Northerly 1/2 of Lot 1, the Northerly 1/2 of Lot 2, but EXCEPTING the Westerly 20 feet thereof, Lot 5, but EXCEPTING portion deeded to State of Oregon in Deed Book 283 at page 11, all of Lot 6, all being in Block 1, PLAT OF LINKVILLE, now City of Klamath Falls, Klamath County, Oregon.