

2015-010809

Klamath County, Oregon

10/01/2015 12:48:57 PM

Fee: \$62.00

After Recording, mail to:
Robinson Tait, P.S., Attn: Ashley Talbot
710 Second Avenue, Suite 710
Seattle, Washington 98104

Send Tax Information to:
US Bank, NA c/o Ocwen Loan Servicing, LLC
1661 Worthington Rd. #100 West Palm Beach, FL 33409

STATUTORY WARRANTY DEED IN LIEU OF FORECLOSURE

THE GRANTORS, Thomas Teach and Harleen Teach, as tenants by the entirety, for and in consideration of a deed in lieu of foreclosure of that certain Deed of Trust made by, Thomas Teach and Harleen Teach, as tenants by the entirety, as Grantors, in favor of "MERS" is Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for IndyMac Bank, F.S.B., a federally chartered savings bank, as Original Beneficiary, dated December 8, 2005, and recorded on December 13, 2005, as Instrument Number Volume M05 Page 71030, Official Records of Klamath County, State of Washington, do hereby warrant and convey to U.S. BANK NATIONAL ASSOCIATION, as Trustee for LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2N, Grantee, the following described real property free of encumbrances except as specifically set forth herein. The beneficial interest of the Deed of Trust was assigned to U.S. BANK NATIONAL ASSOCIATION, as Trustee for LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2N, by Assignment recorded _____, as Instrument Number _____, Official Records of Klamath County, State of Oregon:

Oregon
Lot 17 of Tract 1309 - CROWN RIDGE SUBDIVISION PHASE I, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
Property ID: R885004. Commonly Known As: 1367 Ridgecrest Dr., Klamath Falls, OR 97601

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 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."

The true consideration for this conveyance is \$0.00.

DATED: 8/7/15

By: Thomas Teach

Thomas Teach

DATED: 8-7-15

By: Harleen Teach

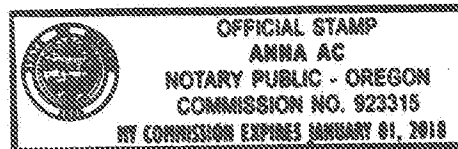
Harleen Teach

60128-18438-DIL-OR DIL Page 1

STATE OF Oregon)
) SS.)
COUNTY OF Lane)

I certify that I know or have satisfactory evidence that **Thomas Teach** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

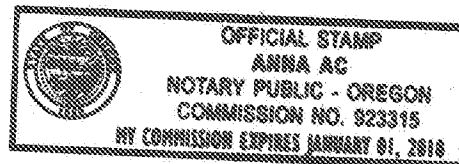
DATED: 8/7/15
Anna Ac
Name (typed or printed): Anna Ac
NOTARY PUBLIC in and for the State of: Oregon
Residing at: Eugene
My appointment expires: Jan 1 2018



STATE OF Oregon)
) SS.)
COUNTY OF Lane)

I certify that I know or have satisfactory evidence that **Harleen Teach** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 8/7/15
Anna Ac
Name (typed or printed): Anna Ac
NOTARY PUBLIC in and for the State of: Oregon
Residing at: Eugene
My appointment expires: Jan 1 2018



We have vacated the property at 1367 Ridgecrest Dr., Klamath Falls, OR 97601 prior to executing this document.
The property is broom clean and secure. Possession may be taken by Ocwen Loan Servicing, LLC.

Thomas Teach
Thomas Teach

Harleen Teach
Harleen Teach

STATE OF _____)
COUNTY OF _____) SS. _____)

This instrument was acknowledged before me on 7 day of Aug, year 2015 by Thomas Teach.

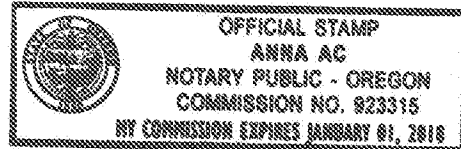
DATED: 8/7/15

Anna Ac
Name (typed or printed): Anna Ac

NOTARY PUBLIC in and for the State of: Oregon

Residing at: Eugene

My appointment expires: Jan 1 2018



STATE OF _____)
COUNTY OF _____) SS. _____)

This instrument was acknowledged before me on 7 day of Aug, year 2015 by Harleen Teach.

DATED: 8/7/15

Anna Ac
Name (typed or printed): Anna Ac

NOTARY PUBLIC in and for the State of: Oregon

Residing at: Eugene

My appointment expires: Jan 1 2018

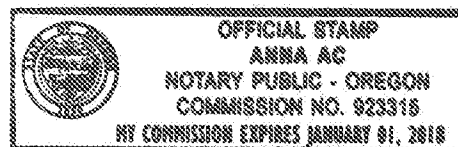


EXHIBIT A
ESTOPPEL AFFIDAVIT

State of Oregon)
) ss.
County of Klamath)

Thomas Teach and Harleen Teach, as tenants by the entirety, being first duly sworn depose and say:

That they are the identical party who made, executed, and delivered that certain Statutory Warranty Deed in Lieu of Foreclosure to U.S. BANK NATIONAL ASSOCIATION, as Trustee for LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2N, dated 8/7/15 and 8-7-2015 conveying the following described property:

Lot 17 of Tract 1309 - CROWN RIDGE SUBDIVISION PHASE I, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
Property ID: R885004
Commonly Known As: 1367 Ridgecrest Dr., Klamath Falls, OR 97601

That affiants Thomas Teach and Harleen Teach are now, and at all times herein mentioned as tenants by the entirety.

That the aforesaid deed is intended to be and is an absolute conveyance of the title of the premises to the grantee named therein, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of affiants as grantors in the deed to convey, and by the deed the affiants did convey, to the grantee therein all their rights, title and interest absolutely in and to the premises; that possession of the premises has been surrendered to the grantee;

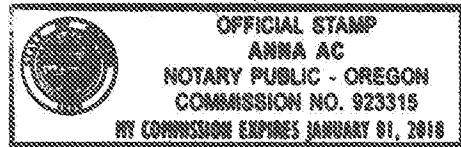
That in the execution and delivery of the deed, affiants are not acting under any misapprehension as to the effect thereof, and have acted freely and voluntarily and is not acting under coercion or duress;

That the consideration for the deed was and is payment to affiant of the sum of \$0.00 by grantee, and the full cancellation of all debts, obligations, costs, and charges secured by the certain deed of trust heretofore existing on the property executed by: Thomas Teach and Harleen Teach, as tenants by the entirety, Grantors, to Transnation Title Insurance Company, as Original Trustee, for "MERS" is Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for IndyMac Bank, F.S.B., a federally chartered savings bank, as Original Beneficiary, and recorded on December 13, 2005, as Instrument Number Volume M05 Page 71030, Official Records of the Klamath County, State of Oregon, and the reconveyance of the property under the deed of trust; that at the time of making the deed, affiants believed and now believe that the aforesaid consideration therefore represents the fair value of the property so deeded;

This affidavit is made for the production and benefit of any title company that may hereafter insure the title to the property;

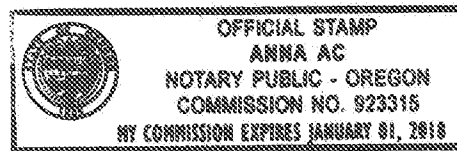
The affiants, will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or that may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

Thomas Teach
Thomas Teach



Anna AC
Subscribed and sworn to before me this
7th day of Aug of year 2015
Notary Public in and for said state

Harleen Teach
Harleen Teach



Anna AC
Subscribed and sworn to before me this
7 day of Aug of year 2015
Notary Public in and for said state