



2015-012461
Klamath County, Oregon
11/16/2015 12:02:54 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 Wachovia Bank, N.A., as
Trustee for J.P. Morgan Mortgage Trust 2005-S2
3815 SW Temple
Salt Lake City, UT 84115

GRANTEE:
Brett Counsellor
20573 Buttonbrush Avenue
Bend, OR 97702

SEND TAX STATEMENTS TO:
Brett Counsellor
20573 Buttonbrush Ave.
Bend, OR 97702

AFTER RECORDING RETURN TO:
Brett Counsellor
20573 Buttonbrush Ave.
Bend, OR 97702

Escrow No: 4615035476-FTEUG03

535 Jefferson 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 Wachovia Bank, N.A., as Trustee for
J.P. Morgan Mortgage Trust 2005-S2
Grantor, conveys and specially warrants to

Brett Counsellor

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 \$45,100.00.

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
APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS**

4615035476-FTEUG03
Deed (Special Warranty – Statutory Form)

FIDELITY NATIONAL TITLE
4615035476-S2

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 10-23-15

U.S. Bank National Association, as Trustee,
Successor in interest to Wachovia Bank, N.A., as
Trustee for J.P. Morgan Mortgage Trust 2005-S2 by
Select Portfolio Servicing, Inc., as attorney in fact

BY [Signature] 10-23-15
Kathy Kerr, Doc. Control Officer

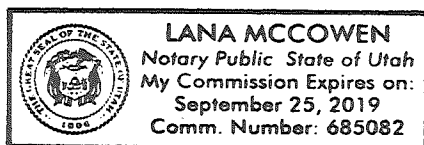
As: _____

State of Utah
COUNTY of Salt Lake City

This instrument was acknowledged before me on October 23, 2015
by Kathy Kerr as Doc. Control Officer of Select Portfolio Servicing, Inc.,
U.S. Bank National Association, as Trustee, Successor in interest to Wachovia Bank, N.A., as Trustee
for J.P. Morgan Mortgage Trust 2005-S2

[Signature]
Notary Public - State of Utah

My commission expires: 9-25-2019



File No.: 49593AM
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EXHIBIT "A"
LEGAL DESCRIPTION

The Southeasterly 72 feet of Lot 10 in Block 43 FIRST ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.