



2016-000551  
Klamath County, Oregon  
01/20/2016 11:15:35 AM  
Fee: \$52.00

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

GRANTOR:  
U.S. Bank NA, successor trustee to Bank of  
American, 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 2006-1  
3815 SW Temple  
Salt Lake City, UT 84115

GRANTEE:  
Douglas Dean  
5843 Springcrest Way  
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:  
Douglas Dean  
5843 Springcrest Way  
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:  
Douglas Dean  
5843 Springcrest Way  
Klamath Falls, OR 97603

Escrow No: 4615037397-FTEUG03

3918 Mazama Drive  
Klamath Falls, OR 97603

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~~, 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 2006-1  
Grantor, conveys and specially warrants to

Douglas Dean

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 \$110,000.00.

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**

4615037397-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 1-6-16



<sup>15</sup>  
U.S. Bank NA, successor trustee to Bank of America~~NA~~, 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 2006-1 by Select Portfolio Servicing, Inc. as attorney in fact

BY: [Signature] 1-6-16

As Kathy Kerr, Doc. Control Officer

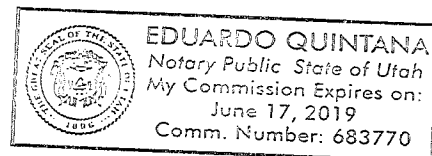
~~X~~ Personally Known

State of Utah  
COUNTY of Salt Lake

This instrument was acknowledged before me on January 6, 2016  
by Kathy Kerr ~~X~~ as Doc. Control Officer of Select Portfolio Servicing, Inc., <sup>15</sup>  
attorney in fact for U.S. Bank NA, successor trustee to Bank of America~~NA~~, 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 2006-1

[Signature]  
Notary Public - State of Utah

My commission expires: JUN 17 2019



File No.: 79221AM  
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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 3 in Block 4, Mazama Gardens, according to the official plat thereof on file in the office of the County Clerk,  
Klamath County, Oregon.