



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 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



¹⁵
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: Kathy Kerr 1-6-16

As Kathy Kerr, Doc. Control Officer

☒ Personally Known

State of Utah
COUNTY of Salt Lake

This instrument was acknowledged before me on January 6, 2016
by Kathy Kerr ☒ as Doc. Control Officer ☒ of Select Portfolio Servicing, Inc., ¹⁵
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

Eduardo Quintana
Notary Public - State of Utah

My commission expires: JUN 17 2019

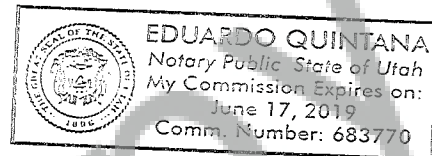


EXHIBIT "A"
LEGAL DESCRIPTION

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.

Unofficial
Copy