



After recording return to:
STEWART TITLE COMPANY
601 CANYON DR, STE 100
COPPELL, TX 75019

2016-000666
Klamath County, Oregon
01/22/2016 01:53:35 PM
Fee: \$47.00

Until a change is requested,
all tax statements shall be sent
to the following address:
DANA HOFF
1818 CREST ST
KLAMATH FALLS, OR 97603

**SPECIAL WARRANTY DEED
(OREGON)**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC., 2006-NC2, ASSET BACKED PASS THROUGH CERTIFICATES SERIES 2006-NC2, Grantor, conveys and specially warrant(s) to **DANA HOFF, A SINGLE PERSON**, Grantee, whose mailing address is **1818 CREST ST, KLAMATH FALLS, OR 97603**, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

THE NORTH HALF OF LOT 5 OF MILLER PARK, A RESUBDIVISION OF LOTS 36, 37, 38, 39, 40, 41 AND VACATED ALLEY OF BLOCK F, HOMECREST, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

This property is free of all encumbrances created, EXCEPT :

[Exceptions to the covenants described in ORS 93.855(2)]

The true consideration for this conveyance is **\$73,000.00**.

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

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.

Dated: January 15, 2016.

WELLS FARGO BANK, N.A. AS ATTORNEY
IN FACT FOR U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR
CITIGROUP MORTGAGE LOAN TRUST
INC., 2006-NC2, ASSET BACKED PASS
THROUGH CERTIFICATES SERIES 2006-
NC2

Chad M Kuhl 1/15/16

By:

Its: **Chad M. Kuhl**
Vice President Loan Documentation

Jeremy Acker 1/15/16

By:

Its: **Jeremy Acker**
Vice President Loan Documentation

State of Iowa

County Dallas

On this **15** day of **January**, A.D., **2016**, before me, a Notary Public in and for said county, personally appeared Chad M Kuhl, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said **Wells Fargo Bank, N.A.** as attorney in fact for **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC., 2006-NC2, ASSET BACKED PASS THROUGH CERTIFICATES SERIES 2006-NC2**, by authority of its board of (directors or trustees) and the said (officer's name) Chad M Kuhl acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature)
Notary Public

State of Iowa

County Dallas



BRITTNEY SWITZER
Commission Number 788863
My Commission Expires
March 5, 2018

On this **15** day of **January**, A.D., **2016**, before me, a Notary Public in and for said county, personally appeared Jeremy Acker, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said **Wells Fargo Bank, N.A.** as attorney in fact for **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC., 2006-NC2, ASSET BACKED PASS THROUGH CERTIFICATES SERIES 2006-NC2**, by authority of its board of (directors or trustees) and the said (officer's name) Jeremy Acker acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature)
Notary Public

