

2016-001003

Klamath County, Oregon

02/01/2016 02:47:02 PM

Fee: \$57.00

Amerititle
49591Am

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
Deutsche Bank National Trust Company, as
Trustee in Trust for Registered Holders of Long
Beach Mortgage Loan Trust 2006-5,
Asset-Backed Certificates, Series 2006-5
3815 SW Temple
Salt Lake City, OR 84115

GRANTEE:
Michael Earl Berry and Vicki J. Berry
313 NE Willamette Ave
Corvallis, OR 97330

SEND TAX STATEMENTS TO:
Michael Earl Berry and Vicki J. Berry
313 NE Willamette Ave.
Corvallis, OR 97330

AFTER RECORDING RETURN TO:
Michael Earl Berry and Vicki J. Berry
313 NE Willamette Ave.
Corvallis, OR 97330

Escrow No: 4615035473-FTEUG03

135878 Highway 97 North
Crescent, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Deutsche Bank National Trust Company, as Trustee in Trust for Registered Holders of Long Beach
Mortgage Loan Trust 2006-5, Asset-Backed Certificates, Series 2006-5

Grantor, conveys and specially warrants to

Michael Earl Berry and Vicki J. Berry, as Tenants by the entirety

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 \$26,000.00.

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
DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY**

4615035473-FTEUG03
Deed (Special Warranty - Statutory Form)

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 1-26-16

Deutsche Bank National Trust Company, as
Trustee in Trust for Registered Holders of Long
Beach Mortgage Loan Trust 2006-5, Asset-Backed
Certificates, Series 2006-5 by Select Portfolio
Servicing Inc. as attorney in fact

BY: [Signature] 1-26-16
As Kathy Kerr, Doc. Control Officer

State of Utah
COUNTY of Salt Lake

This instrument was acknowledged before me on January 26, 2016
by Kathy Kerr * as Doc. Control Officer of Select Portfolio Servicing, Inc.,
attorney in fact for Deutsche Bank National Trust Company, as Trustee in Trust for Registered Holders of
Long Beach Mortgage Loan Trust 2006-5, Asset-Backed Certificates, Series 2006-5

Patricia Lerwill * Personally Known
Notary Public - State of Utah

My commission expires: 3/4/19

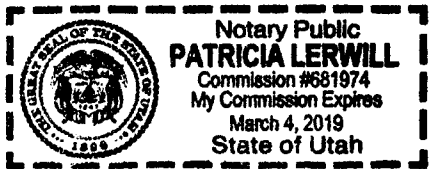


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A parcel of land situate in the NW1/4 NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point along the West line of Section 31 from which the N/16 corner common to Sections 31 and 36 bears South 00° 05' 43" West 416.67 feet; thence along the West line of Section 31 North 00° 05' 43" East 331.51 feet to a point; thence along a line at right angle to U.S. Highway 97, South 64° 43' 17" East 327.45 feet to a point; thence along a line parallel with U.S. Highway 97 and 250 feet from the centerline thereof, South 25° 16' 43" West 120.00 feet to a #5 steel rod; thence along a line at right angle to U.S. Highway 97, South 64° 43' 17" East 200.00 feet to a #5 steel rod along the Northwest line of U.S. Highway 97 and 50 feet from the centerline thereof; thence along the Northwest line of U.S. Highway 97, South 25° 16' 42" West 60.00 feet to a #5 steel rod; thence along a line at right angle to U.S. Highway 97, North 64° 43' 17" West 200.00 feet to a #5 steel rod; thence along a line parallel with U.S. Highway 97, South 25° 16' 43" West 120.00 feet to a #5 steel rod; thence along a line at right angle to U. S. Highway 97, North 64° 43' 17" West 186.39 feet to the point of beginning, with bearings based on Survey No. 3512 as filed in the Klamath County Engineer's Office.

EXCEPTING THEREFROM

A parcel of land situated in the NW1/4 NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point, a #5 steel rod set along the West line of Section 31, from which the NW corner of Section 31 bears North 00 degrees 05' 43" East 579.36 feet; thence along a line at a right angle to U. S. Highway 97, South 64 degrees 43' 17" East 239.81 feet to a #5 x 30" rod; thence along a line parallel with said highway and 337.64 feet from the centerline thereof, South 25 degrees 16' 43" West 300.00 feet to a #5 x 30" steel rod; thence along a line at a right angle to said highway, North 64 degrees 43' 17" West 98.75 feet to a #5 steel rod set along the West line of Section 31; thence along the West line of Section 31, North 00 degrees 05' 43" East 331.51 feet to the point of beginning.

(Legal description)

PARCEL 2

The North 120 feet of a parcel of land described as follows:

Running East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, 857.6 feet; thence running Southerly along the West line of the new survey

of U.S. Highway 97, 1085 feet to a point of description of tract herein conveyed: thence running Westerly at right angles to said U.S. Highway 97, 100 feet; thence Southerly parallel to U.S. Highway 97, 300 feet; thence Easterly, at right angles to said U.S. Highway 97, 100 feet; thence Northerly along West line of said U.S. Highway 97, 300 feet to a point of beginning.

The North 120 feet of a parcel of land described as follows:

Beginning at a point 857.6 feet East of the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, thence running Southerly along the West line of U.S. Highway 97, 1085 feet; thence Westerly at right angles to said U.S. Highway 97, 100 feet to the point of description for this conveyance; thence running Southerly parallel to said U.S. Highway 97, 300 feet; thence Westerly at right angles to said U.S. Highway 97, 100 feet; thence Northerly parallel to said U.S. Highway 97, 300 feet; thence Easterly at right angles of said U.S. Highway 97, 100 feet to place of beginning.