



After recording return to:  
Real Advantage, LLC  
1000 Commerce Drive, Suite 520,  
Pittsburgh, PA 15275

**2016-001236**  
Klamath County, Oregon  
02/08/2016 02:13:30 PM  
Fee: \$57.00

Until a change is requested,  
all tax statements shall be sent  
to the following address:  
9080 Williams HWY, Grant Pass, OR 97527

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**SPECIAL WARRANTY DEED  
(OREGON)**

**Deutsche Bank national Trust Company, as Trustee for Morgan Stanley ABS Capital 1 Inc. Trust 2006-NC4, Mortgage Pass-Through Certificates, Series 2006-NC4** Grantor, conveys and specially warrant(s) to **Robert K. Russell** Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

**See Attached Exhibit A**

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 **\$41,500.00**

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: 29<sup>th</sup> of January, 2016

**Deutsche Bank national Trust Company, as Trustee for Morgan Stanley ABS Capital 1 Inc. Trust 2006-NC4, Mortgage Pass-Through Certificates, Series 2006-NC4, by Wells Fargo Bank, N.A. its Attorney In-Fact**

Chad M Kuhl

By:

Chad M. Kuhl  
Its: Vice President Loan Documentation

Date: 1/29/2016

Allison Carver

By:

Allison Carver  
Vice President Loan Documentation

Its:

Date: 1/29/2016

State of Iowa

County Dallas

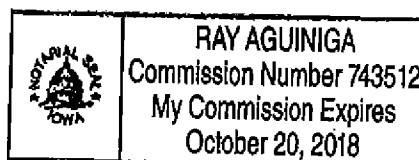
On this 29<sup>th</sup> day of January, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Chad M Kuhl, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VP (title) of said Wells Fargo Bank, N.A. as attorney in fact for **Deutsche Bank national Trust Company, as Trustee for Morgan Stanley ABS Capital 1 Inc. Trust 2006-NC4, Mortgage Pass-Through Certificates, Series 2006-NC4**, 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.

Refugio

(Signature)

(Stamp or Seal)

Notary Public



State of Iowa

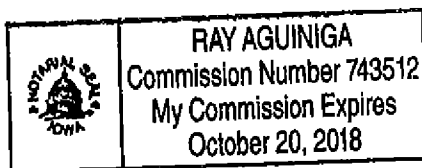
County Dallas

On this 29<sup>th</sup> day of January, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Alison Carver, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VP (title) of said Wells Fargo Bank, N.A. as attorney in fact for **Deutsche Bank national Trust Company, as Trustee for Morgan Stanley ABS Capital 1 Inc. Trust 2006-NC4, Mortgage Pass-Through Certificates, Series 2006-NC4**, by authority of its board of (directors or trustees) and the said(officer's name) Alison Carver acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Refeg (Signature)

(Stamp or Seal)

Notary Public



**Exhibit A**

**Lot 22 Block 12 Stewart Addition, according to the Official Plat thereof on File in the office of the county clerk of Klamath County, Oregon.**

**Commonly Known as: 3124 Cortez street, Klamath Falls, OR 97601**