

AMERITITLE
81516AM

2016-001609
Klamath County, Oregon
02/19/2016 10:33:56 AM
Fee: \$52.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
U.S. Bank National Association, as Trustee,
Successor in interest to Bank of America,
National Association as Trustee as Successor by
merger to Lasalle Bank National Association, as
Trustee for Certificateholders of Bear Stearns
Asset Backed Securities I LLC, Asset Backed
Certificates, Series 2007-HE1
3815 SW Temple
Salt Lake City, UT 84115

GRANTEE:
Greg Felder
700 N Eldorado Avenue
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:
Greg Felder
700 N. Eldorado Ave.
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
Greg Felder
700 N. Eldorado Ave.
Klamath Falls, OR 97601

Escrow No: 4615037536-FTEUG03

1321 Johnson Avenue
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

U.S. Bank National Association, as Trustee, Successor in interest to Bank of America, National Association as Trustee as Successor by merger to Lasalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset Backed Certificates, Series 2007-HE1

Grantor, conveys and specially warrants to

Greg Felder

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 part hereof.

The true consideration for this conveyance is \$70,000.00.

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

4615037536-FTEUG03
Deed (Special Warranty – Statutory Form)

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 12-30-15

U.S. Bank National Association, as Trustee,
Successor in interest to Bank of America, National
Association as Trustee as Successor by merger to
Lasalle Bank National Association, as Trustee for
Certificateholders of Bear Stearns Asset Backed
Securities LLC, Asset Backed Certificates, Series
2007-HE1 by Select Portfolio Servicing, Inc. as
attorney in fact

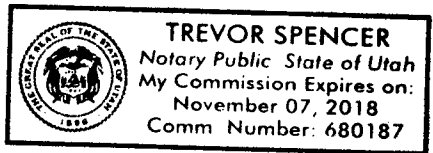
BY: [Signature] 12-30-15
AS: Kathy Kerr, Doc. Control Officer

State of Utah
COUNTY of Salt Lake ★ Personally Known

This instrument was acknowledged before me on December 30, 2015
by Kathy Kerr ★ as Doc. Control Officer of Select Portfolio Servicing, Inc.,
attorney in fact for U.S. Bank National Association, as Trustee, Successor in interest to Bank of America,
National Association as Trustee as Successor by merger to Lasalle Bank National Association, as Trustee
for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset Backed Certificates, Series
2007-HE1

[Signature]
Notary Public - State of Utah

My commission expires: 11/7/18



File No.: 81516AM
Page 4

EXHIBIT "A"
LEGAL DESCRIPTION

West one-half of Lot 4 and the West 60 feet of Lot 5 in Block 30, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.