


MTC 100197AM
RECORDING REQUESTED BY:
AmeriTitle

AND WHEN RECORDED MAIL TO:

Until a change is requested,
all tax statements shall be sent
to the following address:

Brian and Carolyn Hansen
330 N. 2nd Street
Klamath Falls, OR 97601

Escrow No: OR-112-EO

**SPECIAL WARRANTY DEED
(OREGON)**

Wells Fargo Bank, N.A. As Trustee for Banc of America Alternative Loan Trust 2006-5, Grantor, conveys and specially warrant(s) to **Brain Hansen and Carolyn Hansen, Grantee,** the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

See exhibit "A" legal description

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: **\$50,000.00**

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: 5-20-16

Wells Fargo Bank, N.A. As Trustee for Banc of America
Alternative Loan Trust 2006-5

By: _____

Nationstar Mortgage, LLC, as Attorney in Fact

Name: Patricia McCutchen

Title: Assistant Secretary

STATE OF TX

COUNTY OF Denton

ss.

On 5-20-16 before me, Mia Smith, Notary Public, personally appeared Patricia McCutchen Assistant Secretary who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Dated: 5-20-16

Notary name printed or typed: Mia Smith

Notary Public in and for the State of Texas

Residing at Denton

My appointment expires: 12-8-18

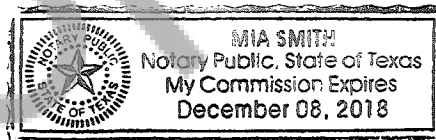


EXHIBIT "A"
LEGAL DESCRIPTION

The Northerly 1/2 of Lot 10 in Block 5 of EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 10 in Block 5 of said addition, being at the intersection of the Southeasterly line of Washington Street and the Southwesterly line of 2nd Street in said addition; thence running in a Southeasterly direction along said line of 2nd Street, 55 feet; thence Southwesterly parallel to Washington Street, 52.4 feet to the line between Lots 9 and 10 in said Block 5; thence Northwesterly parallel with 2nd Street, 55 feet to the Southeasterly line of Washington Street; thence Northeasterly along Washington Street, 52.4 feet to the place of beginning.