2016-006134

Klamath County, Oregon 06/10/2016 03:39:20 PM

Fee: \$52.00

2016-006821

Klamath County, Oregon

06/28/2016 03:37:34 PM

Fee: \$52.00

MTC ///////////////////////
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

Klamath Falls, OR 9/601

Being re-recorded at the request of Amerititle to correct grantee's name as previously recorded as 2016-006134.

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:

*Brian

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					
Wells Fargo Bank, N.A. As Trustee for Banc of Alternative Loan Trust 2006-5	of America				
Ву:					
Nationstar Mortgage, LLC, as Attorney in Fac	t				
Name: Patricia McCutchen					
Title: Assistant Secretary					
Title.			•		
STATE OF TX,					
Ψ ,	SS.				
county of Denter					
On	before me	e, Assistant S	Mia Smith	······	Notary
basis of satisfactory evidence to be the pers	on(s) whose	name(s) is/are	subscribed to	the within instrum	ent and
acknowledged to me that he/she/they execu	ted the same	in his/her/the	air authorized	capacity(ies) and	that by
his/her/their signature(s) on the instrument the executed the instrument.	e person(s),	or the entity u	pon behalf of	f which the person(s) acted,
I certify under DENALTY OF DEDUIDY	lan 4h a 1a	6.1 6.4 6	100		
I certify under PENALTY OF PERJURY und the foregoing paragraph is true and correct.	ier the laws (or the State of	IPXI		that
WITNESS my hand and official seal.					
Dated: 5.20.16					
	Smith				
	(i)	***	SINGLE STATE	HTIMS AIM	
Residing at $0 + 100$				Notary Public, State of My Commission Exp	Texas
1201	Ŷ)		OF THE THE	December 08, 20	
My appointment expires:	υ			Company of the Compan	

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.