



2016-013547
Klamath County, Oregon
12/20/2016 11:03:01 AM
Fee: \$52.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
U.S. Bank National Association, on behalf of the
registered Holders of Bear Stearns Asset Backed
Securities I LLC, Asset-Backed Certificates,
Series 2007-AC1
3217 S. Decker Lake Dr.
Salt Lake City, UT 84119

GRANTEE:
Carmen Ann Scherich
1875 Merritt Street S
Salem, OR 97302

SEND TAX STATEMENTS TO:
Carmen Ann Scherich
855 Chiloquin Blvd
Chiloquin, OR 97624

AFTER RECORDING RETURN TO:
Carmen Ann Scherich
855 Chiloquin Blvd
Chiloquin, OR 97624

Escrow No: 4616037813A-FTEUG03

855 Chiloquin Blvd
Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

U.S. Bank National Association, on behalf of the registered Holders of Bear Stearns Asset Backed
Securities I LLC, Asset-Backed Certificates, Series 2007-AC1

Grantor, conveys and specially warrants to

Carmen Ann Scherich

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

The true consideration for this conveyance is \$180,000.00.

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**

4616037813A-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 5-18-16

U.S. Bank National Association, on behalf of the registered Holders of Bear Stearns Asset Backed Securities, LLC, Asset-Backed Certificates, Series 2007-AC1 by Select Portfolio Servicing Inc. as attorney in fact

BY: [Signature] 5-18-16

As: Kathy Kerr, Doc. Control Officer

State of Utah
COUNTY of Salt Lake

Personally Known

This instrument was acknowledged before me on May 18, 2016
by Kathy Kerr, Doc. Control Officer of Select Portfolio Servicing Inc.
attorney in fact for U.S. Bank National Association, on behalf of the registered Holders of Bear Stearns
Asset Backed Securities, LLC, Asset-Backed Certificates, Series 2007-AC1

[Signature]
Notary Public - State of Utah

My commission expires: JUN 17 2019

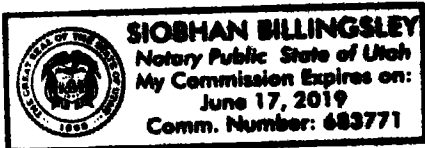


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A portion of Government Lot 1 in Section 4, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod at the intersection of the South line of said Government Lot 1 and the Southeasterly right of way line of State Highway No. 422 (South) said pin being North 89° 57' 21" East 774.03 feet from the Southeast corner of said Government Lot 1; thence North 47° 06' 01" East 310.00 feet along said right of way line to a 5/8" iron rod; thence South 42° 53' 59" East 288.51 feet to a point on the South line of said Government Lot 1; thence North 89° 57' 21" West 423.49 feet to the point of beginning, with bearing based on Major Land Partition No. 81-6 as filed in the Klamath County Engineer's Office.

PARCEL 2

A portion of Government Lot 8 in Section 4, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a 5/8" iron rod on the North line of said Government Lot 8, said rod being North 89° 57' 21" West 487.81 feet from the Northeast corner of said Government Lot 8; thence along said Government Lot line South 89° 57' 21" East 72.00 feet to a point; thence South 160.00 feet to a point; thence South 10° East 101.11 feet to a point; thence South 58° 02' West 105.57 feet to a point 315.52 feet South of the point of beginning; thence North 19.54 feet to a 5/8" iron rod; thence North 295.98 feet to the point of beginning, with bearings based on Major Land Partition No. 81-6 as filed in the Klamath County Engineer's Office.