

File No. 16005216

2017-000229

Klamath County, Oregon

01/10/2017 10:15:01 AM

Fee: \$47.00

Grantor
U.S. BANK NATIONAL ASSOCIATION, as Trustee for BNC Mortgage Loan Trust 2007-2 Mortgage Pass-Through Certificates, Series 2007-2 c/o Ocwen Loan Servicing, LLC 1661 Worthington Rd, Suite 100 West Palm Beach, FL 33409
Grantee
Omar Licon 1517 Palomar Mountain Place Hemet, CA 92545
After recording return to
Omar Licon 1517 Palomar Mountain Place Hemet, CA 92545
Until requested, all tax statements shall be sent to
Omar Licon 1517 Palomar Mountain Place Hemet, CA 92545 Tax Acct No(s): R532515

Reserved for Recorder's Use

STATUTORY SPECIAL WARRANTY DEED

U.S. BANK NATIONAL ASSOCIATION, as Trustee for BNC Mortgage Loan Trust 2007-2 Mortgage Pass-Through Certificates, Series 2007-2, Grantor, conveys and specially warrants to **Omar Licon, Grantee,** the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

See attached exhibit "A"

This property is free of encumbrances created or suffered by the Grantor, EXCEPT: NONE

The true consideration for this conveyance is **\$44,189.00**. (Here comply with requirements of ORS 93.030.)

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.

Executed this 3rd day of January 2017

U.S. BANK NATIONAL ASSOCIATION, as Trustee for BNC Mortgage Loan Trust 2007-2 Mortgage Pass-Through Certificates, Series 2007-2, by Ocwen Loan Servicing LLC, its attorney in fact.

By: Thania Nunez Contract Management Coordinator
Its

State of Florida, County of Palm Beach ss.

On January 3, 2017 personally appeared before me, Thania Nunez as Contract Management Coordinator, for Ocwen Loan Servicing LLC, its attorney in fact for U.S. BANK NATIONAL ASSOCIATION, as Trustee for BNC Mortgage Loan Trust 2007-2 Mortgage Pass-Through Certificates, Series 2007-2.

Personally Known To Me

Jacqueline S. Michaelson
Notary Public for Florida Jacqueline S. Michaelson
My commission expires: 05/31/2020

1/3/17
J

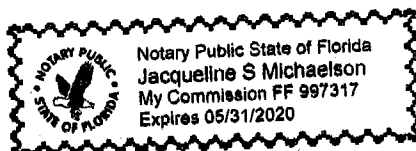


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point 1,564 feet East of the Southwest corner of the NW1/4 NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 380 feet; thence East 50 feet to the true point of beginning; thence East 55 feet; thence North 100 feet; thence West 55 feet; thence South 100 feet to the place of beginning, being a portion of the SE1/4 NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.