



2017-011420

Klamath County, Oregon

10/06/2017 04:04:00 PM

Fee: \$52.00

**RECORDING REQUESTED BY:**  
AmeriTitle

**AND WHEN RECORDED MAIL TO:**

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

Lindley Stanton  
4840 SW Moss Street  
Portland, OR 97219

Escrow No.: **OR-951-KP**  
Tax ID: **R373768**

This area reserved for County Recorder

**SPECIAL WARRANTY DEED**

**MORGAN STANLEY MORTGAGE LOAN TRUST 2006-15XS, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE,** Grantor, conveys and specially warrants to **LINDLEY STANTON, a married man,** Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

The following real property situated in **KLAMATH** County, **OREGON**:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Property commonly known as: **335 CRATER LAKE PARKWAY, KLAMATH FALLS, OR 97601**

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 **\$ 46,500.00**

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: October 5, 2017

**MORGAN STANLEY MORTGAGE LOAN TRUST  
2006-15XS, U.S. BANK NATIONAL ASSOCIATION,  
AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK  
OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE,  
SUCCESSOR BY MERGER TO LASALLE BANK  
NATIONAL ASSOCIATION, AS TRUSTEE**

By: [Signature]  
Specialized Loan Servicing, LLC as Attorney in Fact  
Jeffrey Dowden, Assistant Vice President  
Specialized Loan Servicing, LLC as Attorney in Fact

State of Colorado

County of Douglas

On October 5, 2017 before me, Amanda Nishi, Notary Public,  
personally appeared Jeffrey Dowden  
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 Colorado that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)

AMANDA NISHI  
Notary Public  
State of Colorado  
Notary ID # 20134061814  
My Commission Expires 09-25-2021

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Notary Public  
State of Colorado  
Notary ID # 20134061814  
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## EXHIBIT "A"

A portion of Lot 9 in Block 42 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northeasterly line of Alameda Street which is also the Southwesterly line of Lot 9 in Block 42, HOT SPRINGS ADDITION, which point is 112 feet from the intersection of the Northeasterly line of Alameda Street and the Southeasterly line of Erie Street; thence North  $48^{\circ} 18'$  East, 150.4 feet, more or less, to an iron pin on the Southwesterly line of the alley through said Block 42; thence Southeasterly along said line of said alley to the corner thereon common to Lots 9 and 10 of said block; thence Southwesterly along the line between said Lots 9 and 10 the corner common to said Lots on the Northeasterly line of Alameda Street; thence along said Northeasterly line of Alameda Street to the point of beginning.