

AmeriTitle  
MTC 182003AM

After recording return to:  
Orange Coast Lender Services  
1000 Commerce Drive, Suite 520,  
Pittsburgh, PA 15275

2017-013562  
Klamath County, Oregon  
11/27/2017 02:40:42 PM  
Fee: \$57.00

Until a change is requested,  
all tax statements shall be sent  
to the following address:  
2236 So Sixth St.  
Klamath Falls OR 97601

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**SPECIAL WARRANTY DEED  
(OREGON)**

**U.S. Bank National Association as Trustee, Successor in interest to Wachovia Bank, National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-4, Grantor,** conveys and specially warrant(s) to **Anita Margot Matys, A Married Woman** Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

**See Attached Exhibit A**

This property is free of all encumbrances created, EXCEPT : N/A

The true consideration for this conveyance is **\$35,000.00**

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: 27 of Sept., 2017

U.S. Bank National Association as Trustee, Successor in interest to Wachovia Bank,  
National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-4, by Wells  
Fargo Bank N.A. Its Attorney-in-Fact

China Lem 9-27-17 D-H B 9-27-17

By: **CHINA LEM**  
Vice President, Loan Documentation

By: ~~DALTON BOERNER~~  
~~Vice President Loan Documentation~~

Its:

Its:

**DALTON BOERNER**  
Vice President Loan Documentation

State of Iowa

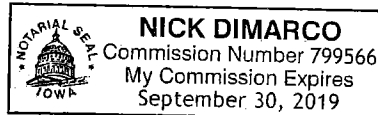
County **Dallas**

On this 27 day of Sept., A.D., 2017, before me, a Notary Public in and for said county,  
personally appeared China Lem, to me personally known, who being by me duly  
sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A. as attorney in  
fact for **U.S. Bank National Association as Trustee, Successor in interest to Wachovia Bank, National  
Association, as Trustee for GSMPS Mortgage Loan Trust 2004-4**, by authority of its board of (directors or  
trustees) and the said (officer's name) China Lem acknowledged the execution of said  
instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Nick Dimarco (Signature)

(Stamp or Seal)

Notary Public



State of Iowa

County Dallas

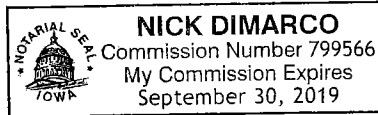
On this 27 day of Sept., A.D., 2017, before me, a Notary Public in and for said county, personally appeared Dalton Boerner, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A. as attorney in fact for **U.S. Bank National Association as Trustee, Successor in interest to Wachovia Bank, National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-4**, by authority of its board of (directors or trustees) and the said (officer's name) Dalton Boerner acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Nick Dimarco

(Signature)

(Stamp or Seal)

Notary Public



### **Exhibit "A"**

The N 1/2 E 1/2 SE 1/4 NE 1/4 SW 1/4 of section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. EXCEPT that portion described as follows: Beginning at the 1/4 corner of said Section 12, said center 1/4 based on "Dewitt Home Tracts", according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon; thence S00 degrees 04' 00" West along the West line of said Dewitt Home Tracts 660.00 feet; thence leaving said West line West 263.23 feet to the true point of beginning of this description; thence South 165.00 feet; thence West 66.00 feet; thence North 165.00 feet; thence East 66 feet to the point of beginning. EXCEPTING THEREFROM the North 20.00 feet reserved for road purposes, with bearing based on record of survey 3572 on file in the office of the Klamath County Surveyor.

Commonly known as: 5536 Dewitt Court Klamath Falls, OR 97601