

AMATH 20172-AM

After recording return to:  
Larry Devin DeGroot  
5409 Independence Ave  
Klamath Falls, OR 97603  
OR-17560935-NTR  
Until a change is requested,  
all tax statements shall be sent  
to the following address:  
Larry Devin DeGroot  
5409 Independence Ave  
Klamath Falls, OR 97603

2018-002024  
Klamath County, Oregon  
02/21/2018 11:33:01 AM  
Fee: \$47.00

**SPECIAL WARRANTY DEED  
(OREGON)**

**U.S BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., CSFB MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-12** Grantor, conveys and specially warrant(s) to **Larry Devin DeGroot, a single person**, Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

**THE WESTERLY 120 FEET OF TRACT 1, INDEPENDENCE TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.**

**LESS AND EXCEPT THE EASTERLY 4 FEET OF THE WESTERLY 120 FEET OF TRACT 1 INDEPENDENCE TRACTS.**

This property is free of all encumbrances created, **EXCEPT: Covenants conditions and restrictions of record, if any.**

The true consideration for this conveyance is **\$61,500.00.**

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: Feb 14, 2018

**U.S BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., CSFB MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-12**

By Wells Fargo Bank, N.A., as Its Attorney in Fact

By: [Signature] 2/14/18  
Its: CHRIS ARTMAN  
Vice President, Loan Documentation

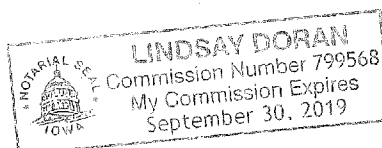
By: [Signature]  
Its: Feb 14, 2018  
Abbigail S. Wambold  
Vice President Loan Documentation

State of Iowa

County Dallas

On this 14 day of Feb., A.D., 2018, before me, a Notary Public in and for said county, personally appeared Chris Artman, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VP (title) of said Wells Fargo Bank, N.A. as attorney in fact for **U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., CSFB Mortgage-Backed Pass-Through Certificates, Series 2005-12**, by authority of its board of (directors or trustees) and the said (officer's name) Chris Artman acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature)  
Notary Public



State of Iowa

County Dallas

On this 14 day of Feb., A.D., 2018, before me, a Notary Public in and for said county, personally appeared Abbigail S. Wambold, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VP (title) of said Wells Fargo Bank, N.A. as attorney in fact for **U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., CSFB Mortgage-Backed Pass-Through Certificates, Series 2005-12**, by authority of its board of (directors or trustees) and the said (officer's name) Abbigail S. Wambold acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature)  
Notary Public

