



2018-011487

Klamath County, Oregon

09/21/2018 09:21:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORD

After recording return to:

Tyrone Dwyer and Rushan Guo

320 Tulip St

Fairfield, CA 94533

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

Tyrone Dwyer and Rushan Guo

320 Tulip St

Fairfield, CA 94533

File No. 251630AM

SPECIAL WARRANTY DEED

**Wells Fargo Bank, National Association as Trustee for Banc of America Alternative Loan Trust 2006-8
Mortgage Pass-Through Certificates, Series 2006-8,**

Grantor(s) hereby conveys and specially warrants to

Tyrone Dwyer and Rushan Guo, as Tenants by the Entirety,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or
suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to
wit:

**Lot 2, Block 20, BUENA VISTA 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.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3809-019DC-00800-000

R438002

The true and actual consideration for this conveyance is \$90,825.00.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as
of the date of this deed and those shown below, if any:

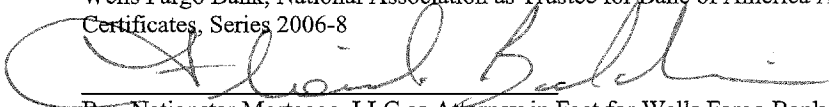
2018-2019 Real Property Taxes, a lien not yet due and payable.

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and
demands of all persons claiming by, through, or under the grantor except those claiming under the above described
encumbrances.

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.

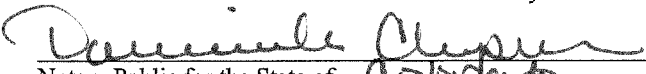
Dated this 17 day of September, 2018

Wells Fargo Bank, National Association as Trustee for Banc of America Alternative Loan Trust 2006-8 Mortgage Pass-Through Certificates, Series 2006-8


By: Nationstar Mortgage, LLC as Attorney in Fact for Wells Fargo Bank, National Association as Trustee for Banc of America Alternative Loan Trust 2006-8 Mortgage Pass-Through Certificates, Series 2006-8

State of Colorado } ss.
County of Douglas }

On this 17 day of September, 2018, before me, Dannille Chapman a Notary Public in and for said state, personally appeared Florio Baldoni known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Wells Fargo Bank, National Association as Trustee for Banc of America Alternative Loan Trust 2006-8 Mortgage Pass-Through Certificates, Series 2006-8, and acknowledged to me that he/she/they subscribed the name of Wells Fargo Bank, National Association as Trustee for Banc of America Alternative Loan Trust 2006-8 Mortgage Pass-Through Certificates, Series 2006-8 as principal and his/her own name as Attorney-in-fact.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.


Notary Public for the State of Colorado
Residing at: Adams County
Commission Expires: 7-18-2020

