

**2019-004883**

**Klamath County, Oregon**

**05/03/2019 04:03:01 PM**

**Fee: \$92.00**

## **COVER PAGE FOR OREGON DEEDS**

**Grantor:** Deutsche Bank Trust Company Americas, as Indenture Trustee for American Home Mortgage Investment Trust 2006-2, by Ocwen Loan Servicing, LLC, as Attorney-In-Fact

**Grantor's Mailing Address:** C/o Ocwen Loan Servicing, LLC. 1661 Worthington Road Suite 100, West Palm Beach, FL 33409

**Grantee:** Christopher Cook, A Married Person

**Grantees Mailing Address:** 11830 Ground Court, Klamath Falls, OR 97603

**Type of Document to be Recorded:** **SPECIAL WARRANTY DEED**

**Consideration:** The true consideration for this conveyance is: FIFTY-NINE THOUSAND EIGHT HUNDRED TWELVE AND NO/100 DOLLARS (\$59,812.00).

**Prior Recorded Document Reference:** Deed: Recorded **January 2, 2019**; Doc. No. **2019-000027**

Situs Address: 10103 Wright Avenue  
Klamath Falls, Oregon 97603-9557

**Tax Account Number:** 887742

**Until a change is requested, all Tax Statements shall be sent to the following address:**

Christopher Cook  
11830 Ground Court  
Klamath Falls, OR 97603

**After Recording Return To:**

Christopher Cook  
11830 Ground Court  
Klamath Falls, OR 97603

**Prepared By:**

Leila H. Hale, Esq.  
9041 South Pecos Road, #3900  
Henderson, NV 89074  
Phone: 702-732-6400

## SPECIAL WARRANTY DEED

Deutsche Bank Trust Company Americas, as Indenture Trustee for American Home Mortgage Investment Trust 2006-2, by Ocwen Loan Servicing, LLC, as Attorney-In-Fact, Grantor, hereby grants, conveys and specially warrants to Christopher Cook, A Married Person, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in the County of Klamath, State of Oregon:

UNIT 10103, SUPPLEMENTAL PLAT, TRACT 1379, FALCON HEIGHTS CONDOMINIUM - STAGE 3,  
ACCORDING TOT HE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK  
OF KLAMATH COUNTY, OREGON.

Tax Account Number: 887742

Prior Recorded Document Reference: Deed: Recorded January 2, 2019; Doc. No. 2019-000027

Subject To:

1. Taxes for the Current fiscal year, paid current
2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of Record, if any

The true consideration for this conveyance is: FIFTY-NINE THOUSAND EIGHT HUNDRED TWELVE AND NO/100 DOLLARS (\$59,812.00).

Encumbrances: NONE All those items of record, if any, as of the date of this deed,

N/A

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 25 day of April, 2019. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

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.

[Signature]  
Signor of Deutsche Bank Trust Company Americas, as Indenture Trustee for American Home Mortgage Investment Trust 2006-2, by Ocwen Loan Servicing, LLC, as Attorney-In-Fact

Thania Nunez Contract Management Coordinator  
\_\_\_\_\_  
Printed Name & Title

STATE OF Florida }  
COUNTY OF Palm Beach }  
SS

This instrument was acknowledged before me on this 25 day of April, 2019.

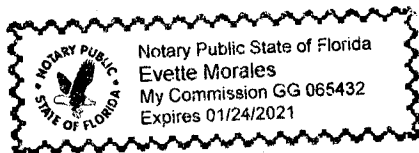
By Thania Nunez as Contract Management Coordinator  
of Ocwen Loan Servicing, LLC, as Attorney-In-Fact for Deutsche Bank Trust Company Americas, as Indenture Trustee for American Home Mortgage Investment Trust 2006-2, a corporation organized and operating under the laws of the State of Delaware, on behalf of the corporation.  
POA recorded simultaneously herewith

NOTARY STAMP/SEAL

Before Me: [Signature] Evette Morales

NOTARY PUBLIC - STATE OF Florida

My Commission Expires: \_\_\_\_\_



Personally Known To Me

Loan No. 7145346776

4/25/19 EM