

2019-010366

Klamath County, Oregon

09/06/2019 11:13:01 AM

Fee: \$97.00

COVER PAGE FOR OREGON DEEDS

Grantor: U.S. Bank National Association, as Trustee, for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EFC2, By its attorney in fact NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing By PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC its attorney-in-fact
Grantor's Mailing Address: C/o Ocwen Loan Servicing, LLC. 1661 Worthington Road Suite 100, West Palm Beach, Florida 33409

Grantee: Joan Bailey, married, taking as separate property
Grantees Mailing Address: 3756 Altamont Drive, Klamath Falls, Oregon 97603

Type of Document to be Recorded: SPECIAL WARRANTY DEED

Consideration: The true consideration for this conveyance is: **ONE HUNDRED FOUR THOUSAND AND NO/100 DOLLARS (\$104,000.00),**

Prior Recorded Document Reference: Deed: Recorded April 8, 2019; Doc. No. 2019-003728

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

Joan Bailey
3756 Altamont Drive
Klamath Falls, OR 97603

After Recording Return To:

Joan Bailey
3756 Altamont Drive
Klamath Falls, OR 97603

Prepared By:

Leila H. Hale, Esq.
9041 S. Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

U.S. Bank National Association, as Trustee, for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EFC2, By its attorney in fact NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing By PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC its attorney-in-fact, Grantor, hereby GRANTS, CONVEYS and SPECIALLY Warrants to **Joan Bailey, married, taking as separate property**, Grantee, the following described real property in the County of **Klamath**, State of **Oregon**, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Tax Account No.: **367070**

Prior Recorded Document Reference: **Deed: Recorded April 8, 2019; Doc. No. 2019-003728**

Encumbrances (If none, so state): All those items of record, if any, as of the date of this deed
N/A

The true consideration for this conveyance is: ONE HUNDRED FOUR THOUSAND AND NO/100 DOLLARS (\$104,000.00)

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 22 day of July, 2019. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

Jacqueline S. Michaelson

Jacqueline S. Michaelson
Contract Management Coordinator

Signor of U.S. Bank National Association,
as Trustee, for Residential Asset Mortgage
Products, Inc., Mortgage Asset-Backed Pass-
Through Certificates, Series 2006-EFC2, By
its attorney in fact NewRez LLC f/k/a New
Penn Financial, LLC d/b/a Shellpoint Mortgage
Servicing By PHH Mortgage Corporation
successor by merger to Ocwen Loan Servicing,
LLC its attorney-in-fact

Printed Name & Title

STATE OF Florida

COUNTY OF Palm Beach) ss

This instrument was acknowledged before me on this 22 day of July,
2019, by Jacqueline S. Michaelson, as Contract Management Coordinator of
its attorney in fact NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage
Servicing By PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC
its attorney-in-fact for U.S. Bank National Association, as Trustee, for Residential Asset
Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-
EFC2, a corporation organized and operating under the laws of the State of Delaware, on
behalf of the corporation. **Personally Known To Me**

POA recorded simultaneously herewith.

NOTARY STAMP/SEAL

47 7/21/19

Before Me:

A.F.

Aaron Friedlander

NOTARY PUBLIC- STATE OF Florida
My Commission Expires: _____

Loan No. 8014411451

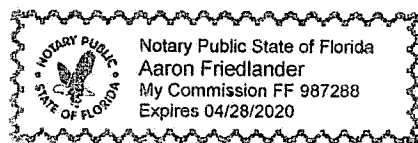


EXHIBIT "A"
LEGAL DESCRIPTION

A PORTION OF LOT 11 IN BLOCK 113 OF BUENA VISTA ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN LOT 11 IN BLOCK 113 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, WHICH SAID POINT IS THE INTERSECTION OF THE WESTERLY LINE OF CALIFORNIA AVENUE AND THE SOUTHERLY LINE OF ARCH STREET; THENCE ALONG THE EASTERLY LINE OF SAID LOT TO THE SOUTHEASTERLY CORNER THEREOF; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT, 100 FEET; THENCE ON A LINE PARALLEL WITH THE WESTERLY LINE OF CALIFORNIA AVENUE TO THE NORTHERLY LINE OF SAID LOT; THENCE TO THE PLACE OF BEGINNING; BEING THE EASTERLY 100 FEET OF LOT 11 IN BLOCK 113 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, LESS THE WESTERLY 3 FEET OF SAID DESCRIBED PREMISES CONVEYED TO T.B. WATTERS BY DEED DATED APRIL 1, 1942 AND RECORDED MARCH 6, 1944 IN BOOK 163, PAGE 51, DEED RECORDS OF KLAMATH COUNTY, OREGON.