

2019-011314

Klamath County, Oregon

09/27/2019 03:06:01 PM

Fee: \$92.00

COVER PAGE FOR OREGON DEEDS

Grantor: Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-QS14, By its attorney-in-fact PHH Mortgage Corporation

Grantor's Mailing Address: C/O PHH Mortgage Corporation, 1 Mortgage Way, Mount Laurel, NJ 08054

Grantee: Ron Rogers, a married person and Dana Fransen, a married person, as tenants in common

Grantees Mailing Address: 3815 South 6th Street, Klamath Falls, OR 97603

Type of Document to be Recorded: SPECIAL WARRANTY DEED

Consideration: The true consideration for this conveyance is: **NINETY-FIVE THOUSAND AND NO/100 DOLLARS (\$95,000.00)**,

Prior Recorded Document Reference: Deed: Recorded May 23, 2018; Doc. No. 2018-006327

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

Ron Rogers, et al
3815 South 6th Street
Klamath Falls, OR 97603

After Recording Return To:

Ron Rogers, et al
3815 South 6th Street
Klamath Falls, OR 97603

Prepared By:

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

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-QS14, By its attorney-in-fact PHH Mortgage Corporation, Grantor, hereby GRANTS, CONVEYS and SPECIALLY Warrants to **Ron Rogers, a married person and Dana Fransen, a married person, as tenants in common**, Grantee, the following described real property in the County of **Klamath**, State of **Oregon**, free of encumbrances except as specifically set forth herein:

LOT 1 IN BLOCK 6 OF FIRST ADDITION TO KELENE GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

Tax Account No.: **577575**

Prior Recorded Document Reference: **Deed: Recorded May 23, 2018; Doc. No. 2018-006327**

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: NINETY-FIVE THOUSAND AND NO/100 DOLLARS (\$95,000.00)

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 23 day of Sept, 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.

Jacqueline S. Michaelson

Jacqueline S. Michaelson

Contract Management Coordinator

Signor of Deutsche Bank Trust Company
Americas, as Trustee for Residential Accredited
Loans, Inc., Mortgage Asset-Backed Pass-Through
Certificates Series 2006-QS14,
By its attorney-in-fact PHH Mortgage Corporation

Printed Name & Title

STATE OF Florida

COUNTY OF Palm Beach ss

This instrument was acknowledged before me on this 23 day of Sept, 2019, by Jacqueline S. Michaelson, as Contract Management Coordinator of **its attorney-in-fact PHH Mortgage Corporation for Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-QS14**, a corporation organized and operating under the laws of the State of Delaware, on behalf of the corporation.

NOTARY STAMP/SEAL

Personally Known To Me

AT 9/23/19

Before Me:

Aaron Friedlander

Aaron Friedlander

NOTARY PUBLIC- STATE OF Florida

My Commission Expires: _____

POA recorded simultaneously herewith

Loan No. 7128042582

