

**2019-014567**

**Klamath County, Oregon**

**12/16/2019 01:43:01 PM**

**Fee: \$97.00**

## **COVER PAGE FOR OREGON DEEDS**

**Grantor:** Wells Fargo Bank, National Association as Trustee for ABFC 2006-OPT2 Trust, Asset Backed Funding Corporation Asset Backed Certificates, Series 2006-OPT2, by its attorney-in-fact PHH Mortgage Corporation

**Grantor's Mailing Address:** C/o PHH Mortgage Corporation, 1 Mortgage Way, Mount Laurel, New Jersey 08054

**Grantee:** Ellen Powell Schade, A Single Person

**Grantees Mailing Address:** 6016 Washburn Way, Klamath Falls, Oregon 97603

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

**Consideration:** The true consideration for this conveyance is: **FORTY-SIX THOUSAND NINE HUNDRED NINETY-TWO AND NO/100 DOLLARS (\$46,992.00)**

**Prior Recorded Document Reference:** Deed: Recorded October 7, 2019; Doc. No. 2019-011622

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

Ellen Powell Schade  
6016 Washburn Way  
Klamath Falls, OR 97603

**After Recording Return To:**

Ellen Powell Schade  
6016 Washburn Way  
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

**Wells Fargo Bank, National Association as Trustee for ABFC 2006-OPT2 Trust, Asset Backed Funding Corporation Asset Backed Certificates, Series 2006-OPT2, by its attorney-in-fact PHH Mortgage Corporation**, Grantor, hereby GRANTS, CONVEYS and SPECIALLY Warrants to **Ellen Powell Schade, A Single Person**, 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.: **380055**

Prior Recorded Document Reference: **Deed: Recorded October 7, 2019; Doc. No. 2019-011622**

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

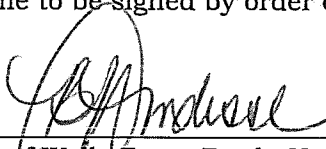
**The true consideration for this conveyance is: FORTY-SIX THOUSAND NINE HUNDRED NINETY-TWO AND NO/100 DOLLARS (\$46,992.00)**

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 11 day of DECEMBER, 20 19. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

  
Signor of Wells Fargo Bank, National Association as Trustee for ABFC 2006-OPT2 Trust, Asset Backed Funding Corporation Asset Backed Certificates, Series 2006-OPT2, by its attorney-in-fact PHH Mortgage Corporation

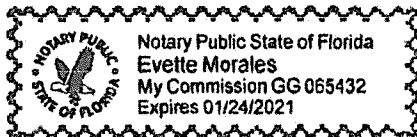
Beonide Durandisse / Contract Management Coordinator  
Printed Name & Title

STATE OF Florida )


COUNTY OF Palm Beach ) ss

This instrument was acknowledged before me on this 11 day of DECEMBER, 20 19, by Beonide Durandisse, as Contract Management Coordinator of its attorney-in-fact PHH Mortgage Corporation for Wells Fargo Bank, National Association as Trustee for ABFC 2006-OPT2 Trust, Asset Backed Funding Corporation Asset Backed Certificates, Series 2006-OPT2, a corporation organized and operating under the laws of the State of DELAWARE, on behalf of the corporation.

NOTARY STAMP/SEAL



Before Me:



Evette Morales

NOTARY PUBLIC- STATE OF Florida

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

POA recorded simultaneously herewith

Loan # 7141312434

Personally Known To Me

12/11/19 em

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

THAT CERTAIN REAL PROPERTY SITUATED IN KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS, TO-WIT:

A TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH 40 LINE WHICH LIES SOUTH 89° 49' EAST A DISTANCE OF 432.2 FEET FROM THE IRON PIN WHICH MARKS THE NORTHWEST CORNER OF LOT 3, SECTION 31 TOWNSHIP 37 S.R. 9 EAST OF THE WILLAMETTE MERIDIAN AND WHICH POINT OF BEGINNING IS ALSO ON THE EASTERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY AND RUNNING THENCE SOUTH 19°36' WEST A DISTANCE OF 17.6 FEET TO AN IRON PIN WHICH IS THE POINT OF TANGENCY OF A 10° CURVE OF THE STATE HIGHWAY AND 30 FEET EASTERLY FROM THE CENTERLINE; THENCE SOUTHWESTERLY FOLLOWING THE ARC OF A 9°30' EAST A DISTANCE OF 195.6 FEET TO AN IRON PIN; THENCE NORTH 26° 39' EAST A DISTANCE OF 163.9 FEET TO AN IRON PIN WHICH IS ON THE NORTH 40 LINE OF SAID LOT 3; THENCE NORTH 89°49' WEST A DISTANCE OF 225.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, THIS SAID TRACT, IN LOT 3, SECTION 31, TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

ALSO, COMMENCING AT THE IRON PIN WHICH MARKS THE NORTHWEST CORNER OF LOT 3, SECTION 31 TOWNSHIP 37 S.R. EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE SOUTH 89°49' EAST ALONG THE NORTH 40 LINE A DISTANCE OF 432.2 FEET; THENCE SOUTH 19°36' WEST A DISTANCE OF 17.6 FEET TO AN IRON PIN WHICH IS THE POINT OF TANGENCY OF A 10° CURVE OF THE STATE HIGHWAY, THENCE; SOUTHWESTERLY FOLLOWING THE ARC OF A 9°30' CURVE TO THE RIGHT A DISTANCE OF 53 FEET TO AN IRON PIN WHICH IS THE TRUE POINT OF BEGINNING, AND RUNNING THENCE; CONTINUING IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A 9°30' CURVE TO THE RIGHT A DISTANCE OF 70.6 FEET TO AN IRON PIN WHICH IS ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY; THENCE SOUTH 63°21' EAST A DISTANCE OF 197 FEET TO AN IRON PIN; THENCE NORTH 26°39' EAST A DISTANCE OF 77.6 FEET TO AN IRON PIN; THENCE NORTH 65°22' WEST ALONG A RADIAL LINE TO THE ABOVE MENTIONED 9°30' CURVE A DISTANCE OF 195.6 FEET, MORE OR LESS, TO THE POINT BEGINNING, IN LOT 3 SECTION 31 TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON