

2020-001800

Klamath County, Oregon

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:



00254489202000018000060065

02/13/2020 10:20:31 AM

Fee: \$107.00

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: _____

Please print or type information.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) & 205.238:

Name: Ellen P. SchadeAddress: 8905 Shady Pine RoadCity, ST Zip: KLAMATH FALLS, OR, 97601**2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)**

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): SPECIAL WARRANTY DEED**3. DIRECT PARTY / GRANTOR Names and Addresses - Required by ORS 205.234(1)(b)**

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Wells Fargo Bank, National Association as Trustee for ABFCGrantor Name: 2006-0PT2 TRUST Asset Backed Funding Corporation Asset Backed Certificates, Series 2006-0PT2, by its attorney-in-fact PHH Mortgage Corporation**4. INDIRECT PARTY / GRANTEE Names and Addresses - Required by ORS 205.234(1)(b)**

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Ellen Powell Schade, a single person

Grantee Name: _____

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: Ellen P. SchadeAddress: 8905 Shady Pine RoadCity, ST Zip: KLAMATH FALLS, OR 97601**6. TRUE AND ACTUAL CONSIDERATION -**

Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$ Re-recorded at the request of Ellen P. Schade to correct the legal description previously recorded in Vol 2019 and page 014567

7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. - Required by ORS 312.125(4)(b)(B)

Tax Acct. No.: _____

Returned at Counter

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



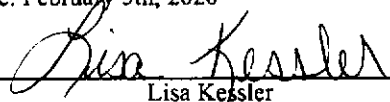
State of Oregon

County of Klamath

I hereby certify that instrument #2019-014567, recorded on 12/16/2019, consisting of 4 page(s), is a correct copy as it appears on record at the Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: February 5th, 2020


Lisa Kessler

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

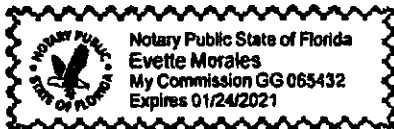

Signor of Wells Fargo Bank, National Association as Trustee for ABFC 2006-OPT2 Trust, Asset Backed Funding Corporation Asset Backed Certificates, Series 2006-OPT2, by its attorney-in-fact PHH Mortgage Corporation

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, 2019, 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 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

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

TRU SURVEYING LINE

2333 SUMMERS LANE
KLAMATH FALLS, OREGON 97603
PHONE: (541) 884-3691

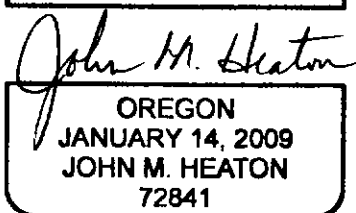


JANUARY 15, 2020

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NW1/4 SE1/4 OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SAID NW1/4 SE1/4, FROM WHICH THE C-E 1/16 CORNER BEARS S89°51'31"E 676.65 FEET; THENCE, LEAVING SAID NORTH LINE, S26°27'17"W 240.61 FEET TO A POINT ON THE NORTH LINE OF ELDERBERRY LANE; THENCE N63°21'00"W, ALONG THE SAID NORTH LINE, 197.00 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF SHADY PINE ROAD; THENCE, ALONG THE SAID SOUTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES, 122.17 FEET ON THE ARC OF A 603.11 FOOT RADIUS CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 11°36'22", THE LONG CHORD OF WHICH BEARS N24°26'05"E 121.96 FEET AND N19°36'00"E 17.60 FEET TO THE SAID NORTH LINE OF THE NW1/4 SE1/4; THENCE S89°51'31"E 226.91 FEET TO THE POINT OF BEGINNING, WITH BEARINGS AND PROPORTIONING BASED ON THE PLAT OF "LAND PARTITION 18-05" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY CLERK.



John M. Heaton
JOHN M. HEATON P.L.S. 72841

RENEWAL DATE 6/30/21