

2020-010885

Klamath County, Oregon

08/28/2020 03:41:00 PM

Fee: \$92.00

COVER PAGE FOR OREGON DEEDS

Grantor: U.S. Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-MH1, By its attorney in fact NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing By its attorney-in-fact PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC

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

Grantee: Shawn Neely, a single person

Grantees Mailing Address: 1201 Jenkins Avenue, Grants Pass, Oregon 97527

Type of Document to be Recorded: SPECIAL WARRANTY DEED

Consideration: The true consideration for this conveyance is: **FIFTY-SEVEN THOUSAND FIVE AND NO/100 DOLLARS (\$57,005.00).**

Prior Recorded Document Reference: Deed: Recorded March 17, 2020; Doc. No. 2020-003323

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

Shawn Neely
1201 Jenkins Avenue
Grants Pass, OR 97527

After Recording Return To:

Shawn Neely
1201 Jenkins Avenue
Grants Pass, OR 97527

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 the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-MH1, By its attorney in fact NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing By its attorney-in-fact PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC, Grantor, hereby GRANTS, CONVEYS and SPECIALLY Warrants to **Shawn Neely, 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:

A TRACT OF LAND SITUATED IN THE SE1/4 OF THE SW1/4 OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF LALAKES AVENUE AND THE SOUTHERLY LINE OF PALMER STREET EXTENDED NORTHWESTERLY; THENCE NORTH 49° 30' WEST 125 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 49° 30' WEST 97.56 FEET TO A POINT ON THE EASTERLY LINE OF CHARLIE AVENUE; THENCE SOUTH 47° 27' 05" WEST 209.08 FEET; THENCE SOUTH 59° 30' EAST 158.52 FEET; THENCE NORTH 30° 30' EAST 200 FEET TO THE TRUE POINT OF BEGINNING. ALSO REFERRED TO AS LOTS 85, 86, 87 AND 88 OF SPINKS ADDITION TO CHILOQUIN, AN UNPLATTED SUBDIVISION.

Tax Account No.: **R201034**

Prior Recorded Document Reference: **Deed**: Recorded **March 17, 2020**; Doc. No. **2020-003323**

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: FIFTY-SEVEN THOUSAND FIVE AND NO/100 DOLLARS (\$57,005.00).

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 6 day of August, 2020. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

Carlene Reid 8-6-2020

Carlene Reid, Contract Management Coordinator
Printed Name & Title

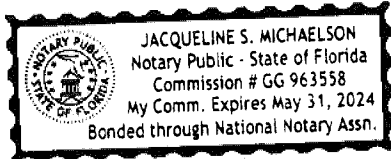
Signor of U.S. Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-MH1, By its attorney in fact NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing By its attorney-in-fact PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC

STATE OF FLORIDA)

COUNTY OF PALM BEACH) ss

This instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization on this 6 day of August, 2020, by Carlene Reid, 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 its attorney-in-fact PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC for U.S. Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-MH1**, who is personally known to me.

NOTARY STAMP/SEAL



Before Me: *Jacqueline S. Michaelson*

NOTARY PUBLIC- STATE OF FLORIDA

My Commission Expires: _____
POA recorded simultaneously herewith
Loan# 7092739999

Jacqueline S. Michaelson