

MTZ 83059-MS

2008-015132  
Klamath County, Oregon



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11/07/2008 03:42:48 PM

Fee: \$31.00

Grantor's Name and Address

Wells Fargo Bank, N.A. as Trustee under Pooling and Servicing Agreement Dated as of August 1, 2005 Asset-Backed Pass-Through Certificates Series 2005-WHQ4 c/o HomeEq, 4837 Watt Avenue, #100, North Highlands, CA 95660

Grantee's Name and Address

After recording return to:

Augie Freitas  
4765 Old Hwy 99 South  
Ashland, OR 97520

Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address.

same as above

MT83059.ms

Name, Address, Zip

590041 324120195

SPECIAL WARRANTY DEED - STATUTORY FORM  
(CORPORATION)

\_\_\_ KNOW ALL BY THESE PRESENTS that Wells Fargo Bank, N.A. as Trustee under Pooling and Servicing Agreement Dated as of August 1, 2005 Asset-Backed Pass-Through Certificates Series 2005-WHQ4, hereinafter called grantor, for the consideration hereinafter stated, to Grantor, conveys and specially warrants to Augie Freitas

Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein situated in Klamath County, State of Oregon, to wit:

A portion of Lot 19, TOWNSEND TRACTS, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning on the South line of Tract 19, Townsend Tracts, at a point thereon distant 50 feet East of the Southwest corner of said Tract; thence East along said South line 50 feet; thence North and parallel to the East line of said Tract 145 feet to the North line of said Tract; thence West on the North line 50 feet; thence South and parallel to said East line to Tract, 145 feet to the place of beginning.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

The following reservations from and exceptions to this conveyance and the warranty of title herein shall apply.

- (1) All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in

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any county in which any portion of the Property is located;

- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect:
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad Valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property.

The true consideration for this conveyance, \$ 71,000.00 (Here comply with the requirements of ORS 93.030.)

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.

Wells Fargo Bank, N.A. as Trustee under Pooling and Servicing Agreement Dated as of August 1, 2005 Asset-Backed Pass-Through Certificates Series 2005-WHQ4

By Barclays Capital Real Estate Inc., a Delaware Corporation, d/b/a HomEq Servicing, attorney in fact

Printed Name: Tonya Blechinger  
Assist. Secretary

STATE OF \_\_\_\_\_, County of \_\_\_\_\_ )ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ by: \_\_\_\_\_ as \_\_\_\_\_ of Barclays Capital Real Estate Inc., a Delaware Corporation, d/b/a HomEq Servicing, attorney in fact for Wells Fargo Bank, N.A. as Trustee under Pooling and Servicing Agreement Dated as of August 1, 2005 Asset-Backed Pass-Through Certificates Series 2005-WHQ4.

Seal

Notary Public for  
My commission expires:

State of California }  
County of Sacramento } ss.

On October 21, 2008 before me, J.Gualano, Notary Public, personally appeared Tonya Blechinger who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

\_\_\_\_\_  
Notary signature *JG*



Unofficial Copy