

UTC 83816

2008-017052
Klamath County, Oregon



RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon
GRANTOR'S NAME:
Wachovia Bank, N.A., F/K/A First Union National
Bank, as Trustee for the Structured Asset
Securities Corporation Mortgage Pass-Through
Certificates Series 1998-2
GRANTEE'S NAME:
David T. John and Frances B. Small
SEND TAX STATEMENTS TO:
David T. John and Frances B. Small
10216 Split Rail Road
La Pine, OR 97739
AFTER RECORDING RETURN TO:
David T. John and Frances B. Small
10216 Split Rail Road
La Pine, OR 97739
Escrow No: 20080015515-FTPOR08

12/31/2008 03:22:15 PM

Fee: \$31.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Wachovia Bank, N.A., F/K/A First Union National Bank, as Trustee for the Structured Asset Securities Corporation Mortgage Pass-Through Certificates Series 1998-2, Grantor, conveys and specially warrants to

David T. John and Frances B. Small, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Lot 41 in Block 2 of TRACT 1098-SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ENCUMBRANCES: Reservations, restrictions, covenants, and conditions of public record. The premises herein are within and subject to the statutory powers, including the power of assessment and easement of Walker Range Timber.

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. 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.

The true consideration for this conveyance is \$83,300.00.

Dated November 14, 2008; if a corporate grantor, it has caused its name to be signed by order of its board of directors.



Wachovia Bank, N.A., F/K/A First Union National Bank, as Trustee for the Structured Asset Securities Corporation Mortgage Pass-Through Certificates Series 1998-2

BY: Joseph Hillery

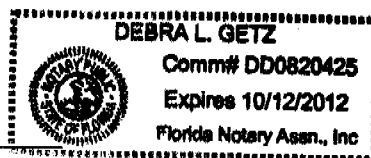
ITS: Joseph Hillery
Director

State of FLORIDA
County of ORANGE

This instrument was acknowledged before me on NOV 24 2008 by

Joseph Hillery
as Director
of OCWEN

Debra L. Getz
Notary Public - State of _____
My commission expires: _____



31 Amt

Document Title:

Limited Power of Attorney (#1795)

Grantor: WACHOVIA BANK, N.A. F/K/A FIRST UNION NATIONAL
BANK, AS TRUSTEE

Grantee: OCWEN FEDERAL BANK FSB

POA#: 1795

LIMITED POWER OF ATTORNEY

WACHOVIA BANK, N.A. F/K/A FIRST UNION NATIONAL BANK, AS TRUSTEE (hereinafter called "Owner") hereby appoints Ocwen Loan Servicing, LLC, as successor in interest to Ocwen Federal Bank FSB (hereinafter called "Ocwen"), as its true and lawful attorney-in-fact to act in the name, place and stead of Prior Servicer for the purposes set forth below.

The said attorneys-in-fact, and each of them, are hereby authorized, and empowered, as follows:

1. To execute, acknowledge, seal and deliver deed of trust/mortgage note endorsements, lost note affidavits, assignments of deed of trust/mortgage and other recorded documents, satisfactions/releases/reconveyances of deed of trust/mortgage, subordinations and modifications, tax authority notifications and declarations, deeds, bills of sale, and other instruments of sale, conveyance, and transfer, appropriately completed, with all ordinary or necessary endorsements, acknowledgments, affidavits, and supporting documents as may be necessary or appropriate to effect its execution, delivery, conveyance, recordation or filing.
2. To execute and deliver insurance filings and claims, affidavits of debt, substitutions of trustee, substitutions of counsel, non-military affidavits, notices of rescission, foreclosure deeds, transfer tax affidavits, affidavits of merit, verifications of complaints, notices to quit, bankruptcy declarations for the purpose of filing motions to lift stays, and other documents or notice filings on behalf of Owner in connection with insurance, foreclosure, bankruptcy and eviction actions.
3. To endorse any checks or other instruments received by Ocwen and made payable to Owner.
4. To pursue any deficiency, debt or other obligation, secured or unsecured, including but not limited to those arising from foreclosure or other sale, promissory note or check. This power also authorizes Ocwen to collect, negotiate or otherwise settle any deficiency claim, including interest and attorney's fees.
5. To do any other act or complete any other document that arises in the normal course of servicing.

Dated: February 15th, 2005.

WACHOVIA BANK, N.A. F/K/A
FIRST UNION NATIONAL BANK, AS TRUSTEE

Witness:

Name: PATRICIA GLEMBA
TRUST SPECIALIST

Name: SANDI L. LEE
TRUST SPECIALIST

State of North Carolina County of Cabarrus

Name: Gregory J. Yanok
Title: Vice President

BEFORE ME, Constance M. Tyma, a Notary Public in and for the jurisdiction aforesaid, on this 15th day of February, 2005, personally appeared Gregory J. Yanok who resides at Charlotte, North Carolina and who is personally known to me (or sufficiently proven) to be a Vice-President of Wachovia Bank, N.A. f/k/a First Union National Bank, as Trustee and the person who executed the foregoing instrument by virtue of the authority vested in him/her and he/she did acknowledge the signing of the foregoing instrument to be his/her free and voluntary act and deed as a Vice-President for the uses, purposes and consideration therein set forth.

Witness my hand and official seal this 15th day of February, 2005.

Constance M. Tyma
My Commission Expires:

CONSTANCE M. TYMA
CABARRUS, NC
My Commission Expires September 29, 2007

NOTARY STAMP



I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 16th day of January, 2007, Pamela D. Brangaccio, County Administrator.

By Eva Archer
Deputy Clerk