

UTC 83184

2009-002387

Klamath County, Oregon



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02/17/2009 03:43:43 PM

Fee: \$26.00



TICOR TITLE™

After Recording Return To:

Ticor Title
502 West Main Street, Ste 103
Medford OR 97501

Send Tax Statements To:

Aaron L. Neese
3950 Shasta Way
Klamath Falls OR

Title Order No.
Escrow No. 03-76258
Tax Account No.

SPECIAL WARRANTY DEED

(ORS 93.853)

Deutsche Bank Trust Company americas Formerly known as Bankers Trust Company, as Trustee and custodian for Morgan Stanley ABS Capital 1 Inc., MSAC 2007-NC4, a corporation, Grantor, conveys and specially warrants to Aaron L. Neese, an estate in fee simple, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

See Exhibit 'A' attached hereto and by reference made a part hereof.

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 \$77,500.00.

Dated this 12 day of January, 2009.

DEUTSCHE BANK TRUST COMPANY AMERICAS FORMERLY KNOWN AS BANKERS TRUST COMPANY, AS TRUSTEE AND CUSTODIAN FOR MORGAN STANLEY ABS CAPITAL 1 INC., MSAC 2007-NC4

Andrea Lovell
By W.P. Saxon Mortgage Services Inc.
as Attorney in Fact

State of Ohio, County of Summit)ss.

This instrument was acknowledged before me on January 12, 2009
by Andrea Lovell, as as Attorney in Fact, of
Deutsche Bank Trust Company americas Formerly known as Bankers Trust Company, as
Trustee and custodian for Morgan Stanley ABS Capital 1 Inc., MSAC 2007-NC4.

Michelle T Spitzer
Notary Public



My commission expires: 11/28/09

MICHELLE T SPITZER
Resident of Summit County
Notary Public, State of Ohio
My commission expires 11/28/09

26Amt

LEGAL DESCRIPTION

The North 107 feet of Lot 4, Block 2 in BRYANT TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

END OF LEGAL DESCRIPTION