

2009-004060

Klamath County, Oregon

THIS SP.



00062932200900040600020021

03/20/2009 03:39:38 PM

Fee: \$26.00

After recording return to:

Linda Falge & Arlene J. Falge

1221 East St.

Klamath Falls, OR 97601

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

Linda Falge & Arlene I. Falge

1221 East St.

Klamath Falls, OR 97601

Escrow No. 1757236

Seller No. 2000400941

SPECIAL-EM

SPECIAL WARRANTY DEED

15+1308161

Deutsche Bank National Trust Company, as Trustee under NovaStar Mortgage Funding Trust, Series 2007-1, Grantor(s) hereby grant, bargain, sell, warrant and convey to **Linda Falge and Arlene J. Falge**, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **Klamath** and State of Oregon, to wit:

THE NORTHERLY 50 FEET OF LOTS 7 AND 8, BLOCK 14, HOT SPRINGS ADDITION, ACCORDING TO THE OFFICAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Serial #R303273

R-3809-029DD-02500-0000

More Commonly known as: 1221 East Street, Klamath Falls, OR 97601

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

2009-2010 Real Property Taxes a lien not yet due and payable.

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above-described encumbrances.

The true and actual consideration for this conveyance is **\$94,900.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

F24

Signature page from Washington Mutual Bank to Jederberg

Tax Account No. **R-3809-029DD-02500-0000**

Serial No. **R303273**

Dated this _____ day of _____, _____.

Deutsche Bank National Trust Company, as Trustee under NovaStar Mortgage Funding Trust, Series 2007-1, by Saxon Mortgage Service, Inc. as Attorney in Fact.

By: _____
By: John Crockett
Title: Its Authorized Signatory

State of Kansas
County of Johnson

This instrument was acknowledged before me on February 24, 2009 by John Crockett

As AUF for **Deutsche Bank National Trust Company, as Trustee under NovaStar Mortgage Funding Trust, Series 2007-1, by Saxon Mortgage Service, Inc. as Attorney in Fact**, as successor-in-interest to Long Beach Mortgage Company by operation of law.

(Notary Public for Kansas)

My commission expires _____

