

2009-004959

Klamath County, Oregon



00063973200900049590030039

RECORDING REQUESTED BY:

04/09/2009 02:10:56 PM

Fee: \$31.00

GRANTOR'S NAME:

Bank of America, NA

GRANTEE'S NAME:

~~Stephen R. Johnson and~~ Susan J. Bieber

SEND TAX STATEMENTS TO:

~~Stephen R. Johnson and~~ Susan J. Bieber

1585 Ivygate Avenue

Las Vegas, NV 89183

AFTER RECORDING RETURN TO:

~~Stephen R. Johnson and~~ Susan J. Bieber

1585 Ivygate Avenue

Las Vegas, NV 89183

Escrow No: 26-63834-TTJOS26

ATE 66119

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM

(INDIVIDUAL or CORPORATION)

Bank of America, NA

Grantor, conveys and specially warrants to

~~Stephen R. Johnson and~~ Susan J. Bieber, ^{an estate and fee simple} ~~as tenants by the entirety~~

Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

SEE LEGAL DESCRIPTION ATTACHED HERETOAS AN EXHIBIT "A"

Subject to:

The said property is free from encumbrances except:

COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES,
POWERS OF SPECIAL DISTRICTS AND EASEMENTS OF RECORD, IF ANY.

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 \$49,900.00.

Dated 3/30/09 if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Bank of America, NA

BY: [Signature] as

Norma J. Dudgeon, AVP for LPS Asset Management
Solutions, as Attorney in Fact

#31 ATE

State of Colorado

COUNTY of Jefferson

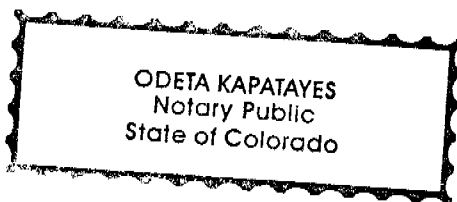
This instrument was acknowledged before me on March 30th, 2009

by **Norma J. Dudgeon, AVP**

Oleta Kapatayes

_____, Notary Public - State of ~~Oregon~~ Colorado

My commission expires: 1/23/2012



Order No.: 26-63834-TTJOS26

EXHIBIT "A"

Lot 708, RUNNING Y RESORT, PHASE 9, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.