

2009-005578

Klamath County, Oregon



00064693200900055780030033



After recording return to:
Ralph Noel McKim and Vicki M.
Johnson-McKim
1712 Sargent Avenue
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Ralph Noel McKim and Vicki M.
Johnson-McKim
1712 Sargent Avenue
Klamath Falls, OR 97601

File No.: 7011-1281629 (kap)
Date: April 08, 2009

THIS SPACE RESERVED

04/22/2009 03:19:09 PM

Fee: \$31.00

STATUTORY SPECIAL WARRANTY DEED

Deutsche Bank Trust Company Americas as Trustee, Grantor, conveys and specially warrants to Ralph Noel McKim and Vicki M. Johnson-McKim, not as tenants in common but with rights of survivorship, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$60,000.00**. (Here comply with requirements of ORS 93.030)

731-

APN: R373857

Statutory Special Warranty Deed
- continued

File No.: 7011-1281629 (kap)
Date: 04/08/2009

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 9 day of April, 2009.

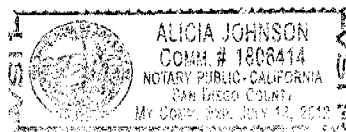
Deutsche Bank Trust Company Americas as Trustee

By: Residential Funding Corporation as
attorney in fact

By: Jeannette Bochniak AVP

STATE OF CA)
County of San Diego) ss.
)

This instrument was acknowledged before me on this 9 day of April, 2009
by Jeannette Bochniak as AVP, for Residential
Funding Corporation as attorney in fact of Deutsche Bank Trust Company Americas as Trustee, on behalf
of the Corporation.



Alicia Johnson

Notary Public for

My commission expires: July 13, 2012

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF ALAMEDA STREET, WHICH POINT IS 97.4 FEET IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A 3° 55' CURVE TO THE LEFT (SAID CURVE BEING THE SAID NORTHEASTERLY LINE OF ALAMEDA STREET) FROM THE MOST SOUTHEASTERLY CORNER OF LOT 14, BLOCK 42, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, AND RUNNING THENCE; CONTINUING ALONG THE SAID 3° 55' CURVE TO THE LEFT A DISTANCE OF 40 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE NORTHERLY LINE OF WILLIAMS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; THENCE ALONG SAID NORTHERLY LINE OF WILLIAMS ADDITION, SOUTH 89° 20' EAST A DISTANCE OF 7.67 FEET, MORE OR LESS, TO A POINT; THENCE NORTH 31° 51' EAST (ALONG WHAT WOULD BE A RADIAL LINE TO THE ABOVE MENTIONED 3° 55' CURVE IF SAME HAD BEEN EXTENDED 48.7 FEET FROM THE ABOVE POINT OF BEGINNING) A DISTANCE OF 69.8 FEET TO A POINT; THENCE IN A NORTHWESTERLY DIRECTION A DISTANCE OF 46 FEET, MORE OR LESS, TO A POINT ON THE SOUTHEASTERLY LINE OF THE PROPERTY DEEDED TO CECIL HUMPHREY, MAY 26, 1928 IN VOLUME 83, PAGE 312, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID HUMPHREY PROPERTY 75 FEET TO THE POINT OF BEGINNING, SAID TRACT BEING A PORTION OF LOT 15, BLOCK 42, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

ALSO THAT TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHWESTERLY CORNER OF BLOCK 1A, WILLIAMS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, AND RUNNING THENCE SOUTH 89° 20' EAST ALONG THE NORTH LINE OF SAID BLOCK 1A, A DISTANCE OF 7.67 FEET TO A POINT; THENCE SOUTH 31° 51' WEST A DISTANCE OF 3.06 FEET TO A POINT ON THE NORTHEASTERLY LINE OF ALAMEDA STREET; THENCE NORTH 66° 05' WEST ALONG THE NORTHEASTERLY LINE OF ALAMEDA STREET 6.63 FEET, MORE OR LESS TO THE POINT OF BEGINNING, SAID TRACT BEING A PORTION OF BLOCK 1A, WILLIAMS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.