

NTC 82809

2009-005677

Klamath County, Oregon



00064810200900056770020024

04/24/2009 02:48:06 PM

Fee: \$26.00



After Recording Return To:

Ticor Title
502 W Main St, Ste 103
Medford OR 97501

Send Tax Statements To:

Christopher A. Cook
7633 Donegal Place
Klamath Falls OR 97603

Title Order No. 0082809

Escrow No. 03-78217

Tax Account No. 3809-028CC-
04300-000

SPECIAL WARRANTY DEED

(ORS 93.855)

Banker's Company

Deutsche Bank Trust Company Americas formerly known as Bankers Trust Company, as Trustee and Custodian for IXIS 2007-HE1, a corporation, Grantor, conveys and specially warrants to Christopher A. Cook, 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:

Lot 12, Block 55, SECOND ADDITION TO HOT SPRINGS In the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$45,000.00.

Dated this 22 day of April, 2009.

DEUTSCHE BANK TRUST COMPANY AMERICAS FORMERLY KNOWN AS ~~BANKERS~~ Banker's
TRUST ~~COMPANY~~ AS TRUSTEE AND CUSTODIAN FOR IXIS 2007-HE1 *Company

Andrew L. Loh

By: AMP Senior Mortgage Services Inc.

26 Amt

State of Ohio, County of Summit)ss.

This instrument was acknowledged before me on April 22, 2009
by Andrea Howell, as
AVP, of Deutsche Bank Trust Company Americas formerly known as
~~Bankers Trust Company~~, as Trustee and Custodian for IXIS 2007-HE1.

Michelle T Spitzer
Notary Public

*Banker's

My commission expires: 11/28/09

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