

2009-006047

Klamath County, Oregon

After Recording Return To:

BANK OF AMERICA (BUFFALO)
476 CROSSPOINT PARKWAY
GETZVILLE NY 14068



00065245200900060470030038

05/01/2009 02:56:29 PM

Fee: \$31.00

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION
TWO GALLERIA TOWER, SUITE 600
13455 NOEL ROAD
DALLAS TX 75240-5003



RECORDER'S USE ONLY

LOAN NO. 6575729279
T.S. NO. 1181073-09

1511312116

WARRANTY DEED – STATUTORY FORM

Corporate Grantor

BANK OF AMERICA, N.A.

a corporation duly organized under the laws of the State of New York Grantor, conveys and warrants to

FANNIE MAE

Grantee,

the following described real property free of encumbrances except as specifically set forth herein situated
in **KLAMATH** County, Oregon, to-wit:

**THE NORTH 48 FEET OF LOT 1 AND ALL OF LOT 2, EXCEPT A PORTION DEEDED TO
UNITED STATES OF AMERICA BY THE KLAMATH CANAL CO., IN BLOCK 61, NICHOLS
ADDITION TO THE KLAMATH FALLS, OREGON, MORE COMPLETELY DESCRIBED IN
ATTACHED EXHIBIT A.**

The said property is free from all encumbrances except:

The true consideration for this conveyance is \$123,205.85 (here comply with the requirements of ORS
93.030). Done by order of the grantor's board of directors with its corporate seal affixed
on 04/07/2009

F31

WARRANTY DEED

Loan No: 6575729279
T.S. No: 1181073-09

BANK OF AMERICA, N.A.

By Rhonda Weston

Rhonda Weston, Vice President

By Michele Holtz

Michele Holtz, Asst. Secretary

(Corporation Seal)

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THE INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

State of New York)

County of Erie)

On April 13, 2009, before me, Marie Aungst, * Michele Holtz
a Notary Public in and for said State, personally appeared Rhonda Weston, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature Michele Holtz

MARIE AUNGST
Notary Public - State of New York
No. 01410004324

My Commission Expires July 15th 2010

STATE OF OREGON, COUNTY OF _____

I certify that the within instrument was received for record on _____
at _____ o'clock _____ M, and recorded in book/reel/volume No. _____
on page _____ or as document fee/file/instrument/microfilm No. _____
Records of Deeds of said County.
WITNESS my hand and seal of County affixed.

Name & Title

By _____, Deputy

Grantor _____

Grantee _____

Grantee's Address, Zip _____

TS #1181073-09

EXHIBIT "A"

The North 48 feet of Lot 1 and all of Lot 2, EXCEPT a portion deeded to United States of America by the Klamath Canal Co., in Block 61, NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

And all the following portion of Lots 1 and 2, Block 61 of NICHOLS ADDITION to the City of Klamath Falls, (formerly Linkville), Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, as follows:

Beginning at the most Easterly corner of said Block 61; thence Northwest along the line of Eleventh Street 72 feet; thence at right angles with Eleventh Street in a Southwesterly direction 69 feet, more or less to the line of the U.S. Government Canal right of way; thence in a Southeasterly direction along the line of said right of way to line of Lincoln, (formerly Washington) Street; thence Northeasterly along Lincoln Street, 41.6 feet, more or less to the place of beginning.