

LTC 81850

2009-009469

Klamath County, Oregon



00069269200900094690020027

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon  
AmeriTitle 0081850

07/10/2009 03:29:43 PM

Fee: \$26.00

GRANTOR'S NAME:  
Wells Fargo Bank, NA as Trustee

GRANTEE'S NAME:  
Ross Yeaman and Molly Yeaman

SEND TAX STATEMENTS TO:  
Ross Yeaman and Molly Yeaman  
30919 River Bend  
Chiloquin, OR 97624

AFTER RECORDING RETURN TO:  
Ross Yeaman and Molly Yeaman  
30919 River Bend  
Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust Series 2006-NC5 Asset-Backed Pass-Through Certificates, who acquired title as Carrington Mortgage Services, LLC

Grantor, conveys and specially warrants to

Ross Yeaman and Molly Yeaman, 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:

Lot 521, Block 127, MILLS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Map No. 3809-033AD-15400-000

Commonly known as: 2540 Vine Ave, Klamath Falls, OR 97601

ENCUMBRANCES:  
Rights of the public, easements, reservations, covenants, conditions and restrictions 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.

80,000.00

The true consideration for this conveyance is \$ ~~150,000.00~~

Dated June 24, 2009; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust Series 2006-NC5 Asset-Backed Pass-Through Certificates, who acquired title as Carrington Mortgage Services, LLC, by Carrington Mortgage Services, LLC as attorney in fact. g

BY:   
Name and Title Greg Schleppey

26amt

State of California

COUNTY of Orange

This instrument was acknowledged before me on June 29, 2009

by Greg Schleppey

as SVP

of Carrington Mortgage Services, LLC, attorney in fact for Wells Fargo Bank N.A., as Trustee for  
Carrington Mortgage Loan Trust, Series 2006-NC5 Asset-Backed Pass-Through Certificates

Leandra Torres, Notary Public - State of California  
My commission expires: \_\_\_\_\_

Leandra Torres  
NOTARY Public

