

UTC 84193

2009-011517

Klamath County, Oregon



00071745200900115170070073

08/27/2009 11:30:01 AM

Fee: \$51.00

RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

GRANTOR'S NAME:

Citibank, N.A. as Trustee

GRANTEE'S NAME:

Dawn M. Grant and Steven L. Borgwardt

SEND TAX STATEMENTS TO:

Dawn M. Grant and Steven L. Borgwardt

7835 Skycrest Drive

Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Dawn M. Grant and Steven L. Borgwardt

7835 Skycrest Drive

Klamath Falls, OR 97601 Escrow No:

20090000764-FTPOR03

7835 Skycrest Drive

Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM

(INDIVIDUAL or CORPORATION)

Citibank, N.A. as Trustee, Grantor, conveys and specially warrants to Dawn M. Grant and Steven L. Borgwardt, 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 5 in Block 2, TRACT NO. 1034, LAKEWOODS SUBDIVISION UNIT NO. 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

ENCUMBRANCES:

2009-2010 property taxes a lien not yet due and payable; The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Timber Fire Patrol; Easements, covenants, conditions and restrictions of record; Setback line as delineated on the recorded plat; Bylaws of Lakewoods Owners Association, Inc. of record.

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 \$202,500.00.

Dated August 11, 2009; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

EMC MORTGAGE CORPORATION
as Attorney in Fact

Citibank, N.A. as Trustee

BY: 

Terence Free

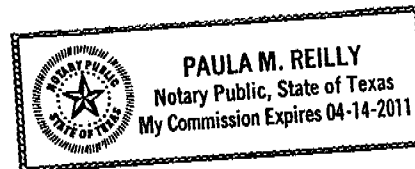
ITS: Assistant Vice President

51Amt

State of TX Denton
County of Denton

This instrument was acknowledged before me on Aug 11, 2009 by
Terence Flee
as ASSA VP of EMC Mortgage Corporation

Paula M. Reilly as a Notary Public
Notary Public - State of Texas
My commission expires: 4.14.2011



Re: 7035 Skycrest

RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE COMPANY
RECORDING REQUESTED BY

FIRST AMERICAN TITLE INS. CO.

WHEN RECORDED MAIL TO:

EMC Mortgage Corp.
Attn: Collateral Management
2780 Lake Vista Drive
Lewisville, TX 75067

Order #3661599

DOC # 2008-0405426

07/24/2008 08:00A Fee:18.00

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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LIMITED POWER OF ATTORNEY

18

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029

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(ADDITIONAL RECORDING FEE APPLIES)

When recorded return to:
EMC Mortgage Corporation
Attn: Collateral Management
2780 Lake Vista Drive
Lewisville, TX 75067-3884
214/626-2800

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, Citibank, N.A., a national banking association and having an office for the conduct of business in New York, New York, solely in its capacity as Trustee (in such capacity the "Trustee") under the Pooling and Servicing Agreement dated as of March 1, 2007 entered into between Structured Asset Mortgage Investments II Inc. as Depositor (in such capacity the "Depositor"), Wells Fargo Bank, National Association as Master Servicer and Securities Administrator (in such capacity as the "Master Servicer" and "Securities Administrator"), EMC Mortgage Corporation, as Sponsor and Company (in such capacity, the "Sponsor" and "Company"), and Citibank N.A., as Trustee (the "Pooling and Servicing Agreement") pursuant to which Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates are issued and not in its individual corporate capacity, hereby constitutes and appoints EMC Mortgage Corporation, as its true and lawful attorney-in-fact, in its name, place and stead and for its use and benefit, to execute and acknowledge in writing or by facsimile stamp or otherwise all documents customarily and reasonably necessary and appropriate for the tasks described in items (i) through (viii) below relating to certain mortgage loans (the "Loans") owned by the undersigned, as Trustee, as serviced by EMC Mortgage Corporation, as the Company under the Pooling and Servicing Agreement. These Loans are comprised of Mortgages, Deeds of Trust, Deeds to Secure Debt, Co-ops and other forms of Security Instruments (collectively the "Security Instruments") and the notes secured thereby (the "Notes").

- i. The Substitution of Trustee(s) in Deeds of Trust and/or Deeds to Secure Debt in the name of the undersigned, as Trustee,
- ii. The Extension and/or Renewal of Financing Statements in the name of the undersigned, as Trustee,
- iii. The Satisfaction, Assignment and/or Release of Security Instruments and/or Financing Statements in the name of the undersigned, as Trustee, or the issuance of Deeds of Reconveyance upon payment in full and/or discharge of the Notes secured thereby,
- iv. The Modification and/or Partial Release of Security Instruments, including the subordination of a Security Instrument to an easement in favor of an entity with powers of eminent domain.
- v. The Assumption of Security Instruments and the Notes secured thereby,
- vi. The right to collect, accelerate, initiate suit on and/or foreclose all Loans, and
- vii. The right to manage, sell, convey or transfer the real and/or personal property specified in the Security Instruments.
- viii. The endorsement of loss payable drafts or other checks that are necessary to effectuate proper servicing of the loan or repairs to the real property encumbered by the Security Instrument.

The undersigned gives to said attorney-in-fact full power and authority to execute such instruments as if the undersigned were personally present, hereby ratifying and confirming all that said attorney-in-fact shall lawfully do or cause to be done by authority hereof. The undersigned also gives to said attorney-in-fact full power and authority to appoint by subsequent power of attorney a subservicer (a "Subservicer") to act in its stead so long as the Trustee is given prior notice of such appointment. Third parties without actual notice may rely upon the power granted to said attorney-in-fact under this Limited Power of Attorney and may assume that, upon the exercise of such power, all conditions precedent to such exercise of power have been satisfied and this Power of Attorney has not been revoked unless an Instrument of Revocation has been recorded.

This limited power of attorney has been executed and is effective as of this 2nd day of April, 2008 and the same and any subsequent limited power of attorney given to any Subservicer shall terminate on the date that is the earlier of (i) one year from the date hereof and (ii) the occurrence of any of the following events or until revoked in writing by the undersigned provided, that so long as none of the following events below have occurred or continuing, the Trustee shall execute and deliver a replacement power of attorney:

- i. the supervision or termination of EMC Mortgage Corporation as the Sponsor and Company with respect to the Loans serviced under the Pooling and Servicing Agreement,
- ii. the transfer of servicing from EMC Mortgage Corporation to another Servicer with respect to the Loans serviced under the Pooling and Servicing Agreement,
- iii. the appointment of a receiver or conservator with respect to the business of the attorney-in-fact or EMC Mortgage Corporation, or
- iv. the filing of a voluntary or involuntary petition of bankruptcy by the attorney-in-fact, EMC Mortgage Corporation, or any of their creditors.

Notwithstanding the foregoing, the power and the authority given to said attorney-in-fact or any Subservicer under this Limited Power of Attorney shall be revoked with respect to a particular Pooling and Servicing Agreement and the Loans subject thereto upon the occurrence of:

- i. the suspension or termination of EMC Mortgage Corporation as the Sponsor and Company under such Pooling and Servicing Agreement; or
- ii. the transfer of servicing under such Pooling and Servicing Agreement from EMC Mortgage Corporation to another Servicer.

Nothing contained herein shall be deemed to amend or modify the related Pooling and Agreement or the respective rights, duties or obligations of the Trustee or EMC Mortgage Corporation thereunder, and nothing herein shall constitute a waiver of any rights or remedies thereunder. If this limited power of attorney is revoked or terminated for any reason whatsoever, a limited power of attorney given by the Servicer to any Subservicer shall be deemed to be revoked or terminated at the same time.

This Limited Power of Attorney supersedes all prior powers of attorney given by the undersigned to EMC Mortgage Corporation for the Loans, and all such powers and the authority granted thereunder are hereby revoked effective as of the date of recording of this Limited Power of Attorney.

EMC Mortgage Corporation
as Sponsor and Co-mortgagee

Name: **Michael Hawkins**
Title: **Assistant Secretary**

Witness:

Trisha Brown
Trisha Brown

Witness:

Tiffany Simpkins
Tiffany Simpkins

STATE OF NEW YORK)
COUNTY OF NEW YORK)

SS

On April 2nd, 2008 before me, a Notary Public in and for said State, personally appeared John Hannon, known to me to be a Vice President of Citibank, N.A., a national banking association that executed the within instrument, and also known to me to be the person who executed said instrument on behalf of such national banking association and acknowledged to me that such national banking association executed the within instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Zenaida Santiago
Notary Public

STATE OF TEXAS)
COUNTY OF DENTON)

SS

ZENaida SANTIAGO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SA6152564
Qualified in Kings County

On 5/30/08, before me, a Notary Public in and for said State, personally appeared Michael Hawkins, known to me to be a Asst. Sec. of EMC Mortgage Corporation that executed the within instrument, and also known to me to be the person who executed said instrument on behalf of such corporation and acknowledged to me that such national banking association executed the within instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Ferry Askari
Notary Public

Citibank, N.A.,
as Trustee

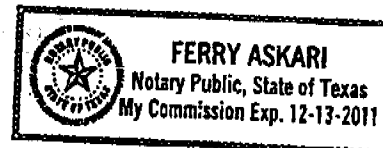
Name: John Hannon
Title: Vice President

Witness:

Marlon O'Connor
Name: Marlon O'Connor
Title: Vice President

Witness:

Louis Piscitelli
Name: Louis Piscitelli
Title: Vice President



This must be in red to be a
"CERTIFIED COPY"

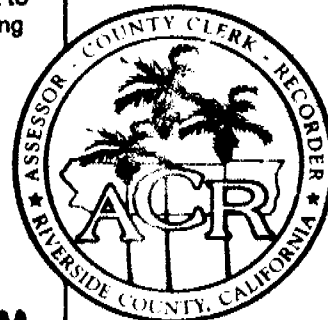
I hereby certify the foregoing instrument to
which this stamp has been affixed consisting
of 4 pages to be a full, true and
correct copy of the original on file and
of record in my office.

Larry W. Wan

Assessor - County Clerk - Recorder

County of Riverside, State of California

Dated: SEP 10 2008 *UM*



Certification must be in red to be a
"CERTIFIED COPY"