

2009-012319

Klamath County, Oregon



00072705200900123190060062

09/16/2009 11:30:16 AM

Fee: \$46.00

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

GRANTOR'S NAME:  
US Bank, NA, as successor to Trustee Bank of  
America, N.A. as SBM to LaSalle Bank N.A., as  
Trustee for First Franklin Mortgage Loan Trust,  
Mortgage Loan Asset-Backed Certificates, Series  
2006-FF18

GRANTEE'S NAME:  
Patrick J. Ahern

SEND TAX STATEMENTS TO:  
Patrick Ahern  
144214 Inglewood Rd  
La Pine, OR 97739

AFTER RECORDING RETURN TO:  
Patrick Ahern  
144214 Inglewood Rd  
La Pine, OR 97739

Escrow No: 4609010294-FTEUG01

2310-036DO-13700-000

144214 Inglewood Rd  
La Pine, OR 97739

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

US Bank, NA, as successor to Trustee Bank of America, N.A. as SBM to LaSalle Bank N.A., as Trustee  
for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18

Grantor, conveys and specially warrants to

Patrick Ahern, a single person

Grantee, the following described real property free and clear of encumbrances created or suffered by the  
grantor except as specifically set forth below:

Lot 20 in Block 13 of TRACT NO. 1060, SUN FOREST ESTATES, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County, Oregon.

(See attached exhibit for authorization of Power of Attorney)

**ENCUMBRANCES:**

Easements, covenants, conditions and restrictions of record and 2009/2010 real property taxes, a lien but  
not yet due and payable.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE  
SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22  
OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007  
(BALLOT MEASURE 49 (2007)).

The true consideration for this conveyance is \$71,900.00

Dated 9-2- 2009 if a corporate grantor, it has caused its name to be signed by order of its  
board of directors.

4609010294

Es# 4609010294 J, +6 # 0085678

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US Bank, NA, as successor to Trustee Bank of America, N.A. as SBM to Lasalle Bank N.A., as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18

BY:  Eileen Papariella  
Asst. Vice President  
Home Loan Services, Inc as attorney in fact

State of Pennsylvania  
County of Allegheny

On this 2 day of September, 2009, before me personally appeared Eileen Papariella  
(proved to me on the basis of satisfactory evidence) (personally known to me) to be the person whose Asst. Vice President

name is subscribed to the within Instrument (Type of Document : Special Warranty Deed) as the attorney in fact of:

US Bank, NA, as successor to Trustee Bank of America, N.A. as SBM to Lasalle Bank N.A., as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18 thereto as principal, and (his) (her) own name as attorney in fact.

Melissa Stoops  
Melissa Stoops Notary Public - State of PA  
My commission expires: 11-25-2012

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Melissa Stoops, Notary Public  
City of Pittsburgh, Allegheny County  
My Commission Expires Nov. 25, 2012  
Member, Pennsylvania Association of Notaries

**LIMITED POWER OF ATTORNEY**

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO  
HOME LOAN SERVICES, INC.  
150 ALLEGHENY CENTER REO  
PITTSBURGH, PA 15212  
Attn: Mary Fran Felion

KNOW ALL MEN BY THESE PRESENTS, that U. S. Bank National Association, as successor trustee to Bank of America, N. A., as successor by merger to LaSalle Bank N.A., effective March 31, 2009, having its principal place of business at 60 Livingston Avenue, Saint Paul, MN 55107 as Trustee (the "Trustee") pursuant to the Pooling and Servicing Agreements listed in Exhibit A (the "PSA") among Merrill Lynch Mortgage Investors, Inc. (the "Depositor"), Home Loan Services, Inc., (the "Servicer"), and the Trustee, hereby constitutes, appoints, and reaffirms the Servicer, by and through the Servicer's officers, the Trustee's true and lawful Attorney-in-Fact, in the Trustee's name, place and stead and for the Trustee's benefit, in connection with all mortgage loans serviced by the Servicer pursuant to the PSA and effective as of the date thereof, for the purpose of performing all acts and executing all documents in the name of the Trustee as may be customarily and reasonably necessary and appropriate to effectuate the following enumerated transactions in respect of any of the mortgages or deeds of trust (the "Mortgages" and the "Deeds of Trust", respectively) and promissory notes secured thereby (the "Mortgage Notes") for which the undersigned is acting as Trustee for various certificateholders (whether the undersigned is named therein as mortgagee or beneficiary or has become mortgagee by virtue of endorsement of the Mortgage Note secured by any such Mortgage or Deed of Trust) and for which the Servicer is acting as servicer, all subject to the terms of the PSA.

This appointment shall apply to the following enumerated transactions only:

1. The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recordings is for the purpose of correcting the Mortgage or Deed of Trust to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued and said modification or re-recording, in either instance, does not adversely affect the lien of the Mortgage or Deed of Trust as insured.
2. The subordination of the lien of a Mortgage or Deed of Trust to a lien that is replacing a lien existing as of the date of the Mortgage or Deed of Trust or an easement in favor of a public utility company of a government agency or unit with powers of eminent domain; this section shall include, without limitation, the execution of partial satisfactions/releases, partial reconveyances or the execution or requests to trustees to accomplish same.
3. The conveyance of the properties to the mortgage insurer, or the closing of the title to the property to be acquired as real estate owned (REO), or conveyance of title to real estate owned (REO).
4. The completion of loan modification agreements or loan assumption agreements.
5. The full satisfaction/release of a Mortgage or Deed of Trust or full conveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note.
6. The assignment of any Mortgage or Deed of Trust and the related Mortgage Note, in connection with the repurchase of the mortgage loan secured and evidenced thereby.
7. The full assignment of a Mortgage or Deed of Trust upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.

Klamath OR

8. With respect to a Mortgage or Deed of Trust, the foreclosure, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:
  - a. the substitution of trustee(s) serving under a Deed of Trust, in accordance with state law and the Deed of Trust;
  - b. the preparation and issuance of statements of breach or non-performance;
  - c. the preparation and filing of notices of default and/or notices of sale;
  - d. the cancellation/rescission of notices of default and/or notices of sale;
  - e. the taking of a deed in lieu of foreclosure; and
  - f. the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the Mortgage, Deed of Trust or state law to expeditiously complete said transactions in paragraphs 8.a. through 8.e., above.
9. With respect to the sale of property acquired through a foreclosure or deed-in lieu of foreclosure, including, without limitation, the execution of the following documents:
  - a. listing agreements;
  - b. purchase and sale agreements;
  - c. grant/warranty/quit claim deeds or any other deed causing the transfer of title of the property to a party contracted to purchase same;
  - d. escrow instructions;
  - e. any and all documents necessary to effect the transfer of property.

The undersigned gives said Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully as the undersigned might or could do, and hereby does ratify and confirm to all that said Attorney-in-Fact shall lawfully do or cause to be done by authority hereof.

Third parties without actual notice may rely upon the exercise of the power granted under this Limited Power of attorney; and may be satisfied that this Limited Power of Attorney shall continue in full force and effect and has not been revoked unless an instrument of revocation has been made in writing by the undersigned.

Except as may be permitted above in connection with the servicing of a Mortgage Loan, Servicer shall not, without the Trustee's written consent: (i) initiate any action, suit or proceeding not directly relating to the servicing of a Mortgage Loan (including but not limited to actions, suits or proceedings against Certificateholders, or against the Depositor for breaches of representations and warranties) solely under the Trustee's name, (ii) engage counsel to represent the Trustee in any action, suit or proceeding not directly relating to the servicing of a Mortgage Loan (including but not limited to actions, suits or proceedings against Certificateholders, or against the Depositor for breaches of representations and warranties), or (iii) prepare, execute or deliver any government filings, forms, permits, registrations or other documents not directly relating to the servicing of a Mortgage Loan in the Trustee's name or (iv) file any applications for registration and/or authorization to do business in any state in the name of the Trustee.

Servicer hereby agrees to indemnify and hold U.S. Bank National Association, as Trustee, and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of the exercise by the Servicer of the powers specifically granted to it under the related servicing agreements. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the related servicing agreements or the earlier resignation or removal of U.S. Bank National Association, as Trustee under the related

servicing agreements. Notwithstanding anything in this paragraph to the contrary, this Limited Power of Attorney shall not in any way add to nor limit the respective rights, remedies, or obligations of the parties to the applicable servicing agreements referenced in Exhibit "A," including, but not limited to, any indemnification provision contained in such servicing agreements.

IN WITNESS WHEREOF, U. S. Bank National Association as successor trustee to Bank of America, N. A., as successor by merger to LaSalle Bank N. A., effective from April 1, 2008, as Trustee pursuant to the Pooling and Servicing Agreements among the Depositor, the Servicer, and the Trustee, has caused its corporate seal to be hereto affixed and these presents to be signed and acknowledged in its name and behalf by a duly elected and authorized signatory this 12th day of May, 2009.

Witness my hand and seal this 12th day of May, 2009.

(SEAL) NO CORPORATE SEAL

U. S. Bank National Association as successor Trustee to Bank of America, N. A., as successor by merger to LaSalle Bank N. A. as Trustee to the Pooling and Servicing Agreements listed in Exhibit A.

Derek Klein  
Derek Klein

Brian Giel  
Brian Giel

By: CMF. P. L.  
Name: Charles F. Pedersen  
Title: Vice President

STATE OF MINNESOTA

COUNTY OF RAMSEY

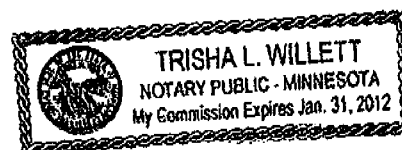
On May 12th, 2009, before me, Trisha L. Willett, a Notary Public in and for said state, personally appeared Charles F. Pedersen, Vice President of U.S. Bank National Association, a national banking association, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed that same in his/her authorized capacity, and that by his/her signature on the instrument the entity upon behalf of which the person acted and executed the instrument.

WITNESS my hand and official seal.  
(SEAL)

Trisha L. Willett  
Notary Public

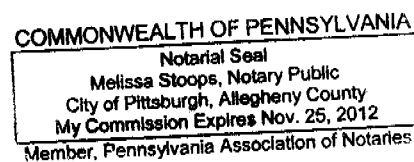
My Commission Expires January 31, 2012

Commonwealth of PA  
Allegheny County



Certified TRUE COPY of the original per Sec. 12.1 (b)  
The Notary Public Law.

Melissa Stoops  
Notary Public Dated: 9-2-2009



**Exhibit A**  
(list of Pooling and Servicing Agreements effective April 1, 2009)

HLS Investor Number	Trustee and Name of Trust	Effective Date of PSA
735 (2006-FF18)	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18	December 1, 2006
736 (2006 - FF1)	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1	December 1, 2006
738 (2007 - FF1)	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF1	January 1, 2007
739 (2007 - FFA)	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FFA	January 1, 2007
740 (2007-FF2)	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2	February 1, 2007
741 (2007-1)	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1	March 1, 2007
743 (2007-2)	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-2	April 1, 2007
744 (2007-3)	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-3	May 1, 2007
745 (2007-FFC)	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FFC	May 1, 2007
746 (2007-4)	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-4	June 1, 2007
747 (2007-A)	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Series 2007-A Mortgage Loan Asset-Backed Certificates	August 1, 2007
748 (2007-5)	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-5	September 1, 2007
749 (2007-H1)	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-H1	September 1, 2007