

UTC 85694

2009-013421

Klamath County, Oregon



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10/14/2009 03:21:43 PM

Fee: \$47.00

RECORDING REQUESTED BY:  
Fidelity National Title 4609010350-FTEUG03  
AmeriTitle # 0085694

GRANTOR'S NAME:  
Bank of American, NA

GRANTEE'S NAME:  
Mark Stirle and Kathleen K. Stirle, Trustee

SEND TAX STATEMENTS TO:  
Mark Stirle and Kathleen K. Stirle, Trustee

AFTER RECORDING RETURN TO:  
Mark Stirle and Kathleen K. Stirle, Trustee  
30597 East Sunset Drive South  
Redlands, CA 92373

Map 3808-004C0-07500-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

Bank of America, N.A.

Grantor, conveys and specially warrants to

Mark Stirle and Kathleen K. Stirle, Trustees of The Stirle Family Living Trust dated October 13, 1992

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

Lot 106,, RUNNING Y RESORT, PHASE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ENCUMBRANCES:  
2009-2010 Real Property Taxes, which are a lien not yet certified or payable; Covenants, conditions, restrictions and easements of record; Assessments, liens Running Y Utility Company and Wocus Irrigation District; Running Y Ranch Resort Owner's Association.

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 \$ 62,000.00

Dated October 7, 2009; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Bank of America, N.A.

LPS Asset Management Solutions, Inc.,  
as attorney in fact

BY:

Name and Title


Norma J. Dudgeon, AVP

4712mt

State of Colorado  
COUNTY of Jefferson

This instrument was acknowledged before me on October 8, 2009

by Norma J. Dudgeon, AVP  
as DVP LPS Asset Management Solutions, Inc.,  
as attorney in fact  
of Bank of America, N.A.

  
My commission expires: Oct 17 2013 Notary Public - State of Colorado

HEIDI E. DiSANO  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires 06/17/2013



2009011602 08/27/2009 12:41P PA

1 of 1 R 6.00 D 0.00 City&Cnty Broomfield

After recording return to:  
LPS Asset Management Solutions, Inc.  
Closing Support  
10385 Westmoor Drive, Suite 100  
Westminster, CO 80021

### SPECIAL POWER OF ATTORNEY

**KNOW ALL MEN BY THESE PRESENTS:** That the undersigned, Bank of America, N.A.(hereafter Bank of America), with its principal office located at 475 Crosspoint Parkway , Getzville, New York 14680-9000 , does hereby make, approve and appoint LPS Asset Management Solutions, Inc. a corporation organized and existing under the laws of the United States of America, and having an office located at 10385 Westmoor Drive, Suite 100, Westminster, CO 80021, its agent and attorney in fact, with full power and authority to act for it and on its behalf in the management and disposition of the real estate owned (REO) held by Bank of America, N.A., has referred to said attorney in fact, on the following terms and conditions:

1. Said attorney in fact shall be authorized to do and perform, on behalf of Bank of America, N.A. and in its place and stead, and with equal validity, any and all lawful acts, matters and things whatsoever requisite, necessary, proper or convenient to be done, as fully, to all intents and purposes, as Bank of America, N.A., might or could do itself, with respect to the sale and disposition of such REO. Bank of America, N.A., hereby authorizes and empowers the said attorney in fact to negotiate such terms of disposition as it shall deem satisfactory, and to make, sign, execute, acknowledge and deliver any and all contracts of sale, or any other agreements, deeds of conveyance and other documents in connection therewith.

2. This Special Power of Attorney shall be effective from the date of execution hereof until it is revoked in writing.

**IN WITNESS WHEREOF**, the said grantor has caused this instrument to be executed by the Assistant Vice President, this 28th day of July, 2009.

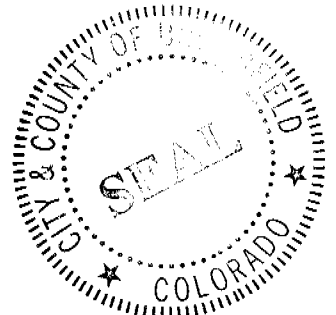
#### ATTEST:

By: [Signature]  
Name: Stacey E. Kranz  
Title: Vice President

By: [Signature]  
Name: Thomas F. Fisher  
Title: Assistant Vice President

Witness: [Signature]  
Karen Boehler

Date: 8/17/09  
Clerk & Recorder  
City & County of Broomfield, Colorado  
Certified to be full, true and  
correct copy of the original.  
Broomfield City Clerk & Recorder



STATE OF NEW YORK

COUNTY OF ERIE

JS:

By: [Signature]

On this 28th day of July, 2009 before me, a Notary Public of the State of New York, personally appeared Thomas F. Fisher, known to me to be the person whose name is subscribed to the within Special Power of Attorney and to be the Assistant Vice President, of the said Bank of America, N.A., and acknowledge that he/she executed same on behalf of the corporation for the purposes therein contained.

**IN WITNESS WHEREOF**, I have hereunto set my hand and official seal.

My commission expires:

June 17, 2010

[Signature]  
Jerry Nagowski, Notary Public



CLERK AND RECORDER OF BROOMFIELD COUNTY CERTIFIED TO BE FULL  
TRUSTED BY THE CITY OF BROOMFIELD, COLORADO  
BROOMFIELD COUNTY CLERK AND RECORDER  
BY: [Signature] 8/27/09