

2009-014304

Klamath County, Oregon



00075071200900143040030031

11/06/2009 11:39:38 AM

Fee: \$47.00



After recording return to:
Efrain Montana
7290 LaHinch Ct
Gilroy, CA 95020

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

Efrain Montana
7290 Lahinch Ct
Gilroy, CA 95020

1489335
File No.: OFS-3373319 (LMP)
Date: October 21, 2009

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED

Bank of America, Grantor, conveys and specially warrants to Efrain Montana, an unmarried man and Adriana Villarreal, an unmarried woman all as Joint Tenants, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$29,800.00**. (Here comply with requirements of ORS 93.030)

547-

APN:

Statutory Special Warranty Deed
- continued

File No.: OFS-3373319 (LMP)
Date: 10/21/2009

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 4th day of November, 2009

Bank of America

First Preston Management, Inc.
As Agent for Bank of America

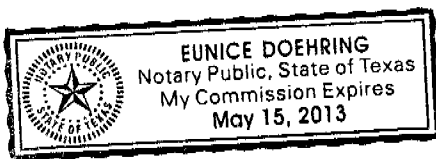
By

Brandon Kirkham Executive Vice President

By: Authorized Signature, Title

STATE OF Texas)
County of Dallas) ss.

This instrument was acknowledged before me on this 4th day of November, 2009
by Brandon Kirkham as Exec Vice President of the
First Preston Management, Inc.
Bank of America on behalf of



Eunice Doebling
Notary Public
for Texas
My commission expires: May 15, 2013

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 1008, RUNNING Y RESORT, PHASE 12, TRACT 1423, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.