

UTC 85683

2009-014628  
Klamath County, Oregon



RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon  
GRANTOR'S NAME:  
Wells Fargo Bank, National Association as  
Trustee under Pooling and Servicing Agreement  
dated as of March 1, 2004 First Franklin  
Mortgage Loan Trust 2004-FFH1 Asset Backed  
Certificates Series 2004-FFH1  
GRANTEE'S NAME:  
James McGirl and Christine McGirl and Rebecca  
McGill  
SEND TAX STATEMENTS TO:  
James McGirl and Christine McGirl  
703 N. 9th Street  
Klamath Falls, OR 97601 AFTER RECORDING  
RETURN TO:  
James McGirl and Christine McGirl  
703 N. 9th Street  
Klamath Falls, OR 97601 Escrow No:  
20090016108-FTPOR03

11/13/2009 03:25:02 PM

Fee: \$47.00

703 N. 9th Street  
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED - STATUTORY FORM**

(INDIVIDUAL or CORPORATION)

Wells Fargo Bank, National Association as Trustee under Pooling and Servicing Agreement dated as of  
March 1, 2004 First Franklin Mortgage Loan Trust 2004-FFH1 Asset Backed Certificates Series  
2004-FFH1, Grantor, conveys and specially warrants to ~~James McGirl and Christine McGirl and Rebecca McGirl~~ <sup>\*not as tenants in common but with</sup>  
/O. /husband and wife the right of survivorship

James McGirl and Christine McGirl and Rebecca McGirl, Rebecca S. McGirl, 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:

SEE LEGAL DESCRIPTION ATTACHED HERETO

ENCUMBRANCES: NONE

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 \$85,000.00.

Dated OCT 27 2009; if a corporate grantor, it has caused its name to be signed by  
order of its board of directors.

Wells Fargo Bank, National Association as Trustee  
under Pooling and Servicing Agreement dated as  
of March 1, 2004 First Franklin Mortgage Loan  
Trust 2004-FFH1 Asset Backed Certificates Series  
2004-FFH1, by Barclays Capital Real Estate Inc., a  
Delaware Corporation, dba HomeEq Servicing as  
Attorney in Fact

BY: \_\_\_\_\_

ITS: Noriko Colston

**Assistant Secretary**

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by

as \_\_\_\_\_ of \_\_\_\_\_.


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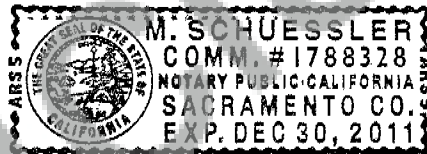
State of California       }  
County of Sacramento   } ss.

On **OCT 27 2009**, before me, M. Schuessler, Notary Public, personally appeared Noriko Colston, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

  
Notary Signature M. Schuessler



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot A in Block A of NICHOLS ADDITION to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon, according to the Supplemental Plat of Block A of NICHOLS ADDITION now on file in the office of the County Clerk of Klamath County, Oregon:

ALSO two (2) feet off the Southerly side of the alley and adjoining said Lot A, Block A, NICHOLS ADDITION, same having been granted by the passing of Ordinance No. 2040 by the Common Council of the City of Klamath Falls, Oregon, said Ordinance being recorded January 9, 1930, in Deed Volume 88 at page 470, Records of Klamath County, Oregon.

Unofficial  
Copy