

2009-015978

Klamath County, Oregon



12/22/2009 11:37:00 AM

Fee: \$37.00

After recording return to and send all tax statements to the following address
 Jon D. Murphy and Maryn Murphy
 3488 N Roxy Dr
 Medford, OR 97504

1st 1487986

**STATUTORY
 BARGAIN AND SALE DEED**

HSBC Bank USA National Association, as Trustee for Wells Fargo Home Equity Asset Back Certificate, Series 2005-4, Grantor, as to a fee simple interest, conveys to Jon D. Murphy and Maryn Murphy, husband and wife, Grantee(s), the following described real property:

Lot 18 in Block 13, Fairview Addition to the City of Klamath Falls, Oregon, in the county of Klamath, State of Oregon, AND ALSO the following described real property in Klamath County, Oregon:

Beginning at the Southeast corner of Lot 18 in Block 13, Fairview Addition to the City of Klamath Falls; thence North 50 feet; thence East 44 feet; thence South 50 feet; thence West 44 feet to the point of beginning, being a part of Block 29, Linkville Cemetery according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon, all being within the NW 1/4 of SE 1/4 of Section 29, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Property ID No: R-3809-029DB-01800

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

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.

The true and actual consideration for this conveyance is \$55,000.00(See ORS 93.030).

December 7, 2009

HSBC Bank USA National Association, as Trustee for Wells Fargo Home Equity Asset Back Certificate, Series 2005-4

MELANIE HOPKE
 Vice President Loan Documentation

By [Signature]
 Wells Fargo Bank NA, as Attorney in Fact

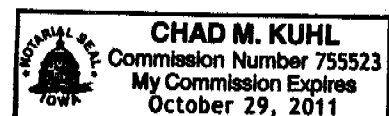
STATE OF Texas
 COUNTY OF Polk } SS:

On this 8th day of December, 2009, before me personally appeared Melanie Hopke (NAME) as VP (TITLE) on behalf of Wells Fargo Bank, NA to me known to be the individual who executed the foregoing instrument as Attorney in Fact for HSBC Bank USA National Association, as Trustee for Wells Fargo Home Equity Asset Back Certificate, Series 2005-4, and acknowledged that he/she signed the same as his/her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath states that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living and is not incompetent.

Given under my hand and official seal the day and year last above written

Dated: 12/8/09

Chad Kuhl
 Notary Public in and for the State of _____
 Residing at _____
 My appointment expires: _____



F37-