

2010-000022

Klamath County, Oregon



00077460201000000220010013

01/04/2010 03:01:33 PM

Fee: \$37.00

After recording return to and send all tax statements to:
Kellie Rae Marshall
5141 Ankeny St
Klamath Falls, OR 97603

STATUTORY
BARGAIN AND SALE DEED

15F1440946

HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Trust 2005-3,,
Grantor, as to a fee simple interest, conveys to Kellie Rae Marshall, ~~an unmarried individual~~,
Grantee(s), the following described real property:

LOT 2 OF TRACT 1326, BEING A REPLAT OF LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 10, STEWART
ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Property ID No: R886140

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 \$82,900.00(See ORS 93.030).

December 3, 2009

HSBC Bank USA, National Association, as
Trustee for Wells Fargo Home Equity Trust
2005-3

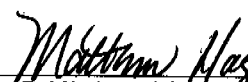
By: 
Wells Fargo Bank NA, as Attorney in Fact

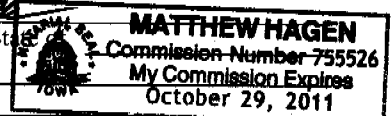
LYNN CARDER
Vice President Loan Documentation

STATE OF Iowa
COUNTY OF Polk } SS:

On this 4 day of December, 2009, before me personally appeared Lynn Carder
(NAME) as V.P. (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 Trust 2005-3**, 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: 12/4/09


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



F37-