

UTC 86514

2010-004633

Klamath County, Oregon

RECORDING REQUESTED BY:

Chicago Title Insurance Company of Oregon
16100 NW Cornell Road, Suite 110
Beaverton, OR 97006



00082819201000046330030035

04/16/2010 03:09:31 PM

Fee: \$47.00

SEND TAX STATEMENTS TO:

Evelyn Wolfram
5161 Cottage Ave
Klamath Falls OR 97603

AFTER RECORDING RETURN TO:

Evelyn Wolfram
Same as above

Escrow No: 472509475266JP-34

5161 Cottage Ave
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Bank of America, National Association as Successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Asset-Backed Certificates, Series 2007-HI

Grantor, does not represent, warrants and transfers without recourse to

J.
Evelyn Wolfram

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

Tract 145 of PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property Address: 5161 Cottage Ave, Klamath Falls OR 97603

ENCUMBRANCES:

See attached "Exhibit A"

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 ~~\$104,900.00~~²⁰ \$94,900.00.

Dated 4/9/10; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Bank of America, National Association as
Successor by merger to LaSalle Bank National
Association, as Trustee for Merrill Lynch First
Franklin Mortgage Loan Asset-Backed Certificates,
Series 2007-HI

BY:

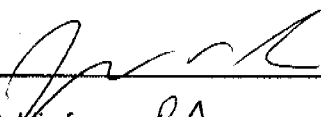
Eileen Papariella
Asst. Vice President

47amt

ATTACHED TO SPECIAL WARRANTY DEED DATED 2/9/2010

STATE OF **PA**
County of **Allegheny**

This instrument was acknowledged before me on Feb 9 2010 by
Eileen Papariella as _____ of
Asst. Vice President of Home Loan Services


Notary Public for PA

My Commission Expires: 5-28-13
(SEAL)

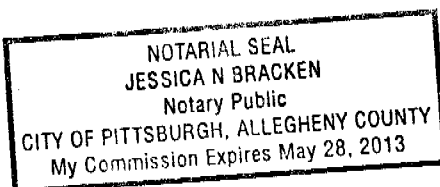


EXHIBIT A

The premises herein described are within and subject to the statutory powers, including the power of assessment of North Shasta Lighting District.

The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Enterprise Irrigation District.

The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath County Drainage District.

The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of South Suburban Sanitary District.

Reservations and Restrictions as contained in Bargain and Sale Deed, subject to the terms and provisions thereof;

Dated: April 26, 1939

Recorded: April 19, 1943

Volume: 154, page 473, Deed Records of Klamath County, Oregon

As follows:

"Subject to the following reservations;

(1) An easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners.

(2) That no dwelling house costing less than \$1,000.00 shall be placed upon said land, that such dwelling shall be set back at least 30 feet from property line on street."