



After recording return to and send all tax statements to  
David A. Garcia and Brianna C. Garcia  
1957 Auburn St  
Klamath Falls, OR 97601

04/21/2010 02:45:13 PM

Fee: \$37.00

1st 1528452

**STATUTORY  
BARGAIN AND SALE DEED**

US Bank National Association, as Trustee for STARM 2007-3, Grantor, as to a fee simple interest, conveys to David A. Garcia and Brianna C. Garcia, Grantee(s), the following described real property:

LOT 21, BLOCK 40, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF  
KLAMATH COUNTY, OREGON  
Property ID No: R306305

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 \$96,000.00(See ORS 93.030).

March 8, 2010

US Bank National Association, as Trustee for  
STARM 2007-3

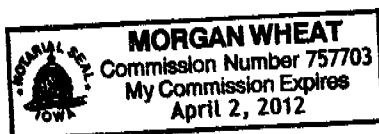
**TYLER SMITH**  
Vice President Loan Documentation

By: \_\_\_\_\_  
Wells Fargo Bank NA, as Attorney in Fact

STATE OF IOWA }  
COUNTY OF POLK } SS:

On this 10 day of MARCH, 2010, before me personally appeared TYLER SMITH (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 US Bank National Association, as Trustee for STARM 2007-3, 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: 3/10/10



Notary Public in and for the State of IOWA  
Residing at POLK CO  
My appointment expires: 4/2/12