

HTC 86798-US

2010-004997  
Klamath County, Oregon



04/27/2010 03:12:31 PM Fee: \$47.00

Grantor's Name and Address  
HSBC Bank USA, National Association, as Trustee under  
Pooling and Servicing Agreement dated as of April 1, 2007  
SG Mortgage Securities Trust 2007-NC1 Asset-Backed  
Certificates, Series 2007-NC1  
c/o HomEq, 4837 Watt Avenue, #100, North Highlands,  
CA 95660

Grantee's Name and Address  
After recording return to:  
Jason A. Cantrell  
2425 Nile Street  
Klamath Falls, OR 97603

Name, Address, Zip  
Until a change is requested all tax statements shall be sent  
to the following address.  
same as above

Name, Address, Zip  
637662 325966372

SPECIAL WARRANTY DEED - STATUTORY FORM  
(CORPORATION)

KNOW ALL BY THESE PRESENTS that HSBC Bank USA, National Association, as Trustee under Pooling and Servicing Agreement dated as of April 1, 2007 SG Mortgage Securities Trust 2007-NC1 Asset-Backed Certificates, Series 2007-NC1, hereinafter called grantor, for the consideration hereinafter stated, to Grantor , conveys and specially warrants to

Jason A. Cantrell

Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein situated in Klamath County, State of Oregon, to wit:

Lot 11 in Block 1 of HOMELAND TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

The following reservations from and exceptions to this conveyance and the warranty of title herein shall apply.

- (1) All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are

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still in effect:

- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad Valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property.

The true consideration for this conveyance, \$ 102,800.00 (Here comply with the requirements of ORS 93.030.)

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, 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.

HSBC Bank USA, National Association, as Trustee under Pooling and Servicing Agreement dated as of April 1, 2007 SG Mortgage Securities Trust 2007-NC1 Asset-Backed Certificates, Series 2007-NC1 By Barclays Capital Real Estate, Inc., a Delaware Corporation d/b/a HomeEq Servicing attorney in fact

Printed Name: **Noriko Colston**  
**Assistant Secretary**

Subject to and excepting: Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and Easements of Record, if any.

STATE OF \_\_\_\_\_, County of \_\_\_\_\_ )ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by: \_\_\_\_\_ as \_\_\_\_\_ of Barclays Capital Real Estate, Inc., a Delaware Corporation, d/b/a HomeEq Servicing, attorney in fact for HSBC Bank USA, National Association, as Trustee under Pooling and Servicing Agreement dated as of April 1, 2007 SG Mortgage Securities Trust 2007-NC1 Asset-Backed Certificates, Series 2007-NC1.

Seal

Notary Public for  
My commission expires:

attached to Special Warranty Deed dated February 10, 2010

State of California }  
County of Sacramento } ss.

On **FEB 10 2010** before me **K. Munoz**, 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

  
**K. Munoz**

