

UTC 85983

2010-006335

Klamath County, Oregon



00084760201000063350020023

RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

GRANTOR'S NAME:

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2005-3 Asset-backed certificates, series 2005-3 for Option One Mortgage Corporation as it's Attorney-in-fact

GRANTEE'S NAME:

Shannon Nichols

SEND TAX STATEMENTS TO:

Shannon Nichols

12762 GOLDEN EAGLE

Bonanza, OR 97623

AFTER RECORDING RETURN TO:

Shannon Nichols

same as

Escrow No:

20090018429-FTPOR03

12762 Golden Eagle Drive

Bonanza, OR 97623

05/25/2010 03:33:47 PM

Fee: \$42.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED – STATUTORY FORM**

(INDIVIDUAL or CORPORATION)

**12762 Golden Eagle Dr. Bonanza, OR 97623**

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2005-3 Asset-backed certificates, series 2005-3 for Option One Mortgage Corporation as it's Attorney-in-fact Grantor, conveys and specially warrants to

Shannon Nichols ✓

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

Lot 2, Block 20, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, PLAT NO 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

ENCUMBRANCES: Any covenants, conditions, restrictions and easements of record  
**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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.**

The true consideration for this conveyance is \$45,000.

Dated 5/17; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2005-3 Asset-backed certificates, series 2005-3 for Option One Mortgage Corporation as it's Attorney-in-fact

BY: [Signature]

ITS: Attorney-in-fact Secretary

42 Amt

attached to Special Warranty Deed dated May 7, 2010.

State of Texas  
County of Dallas

This instrument was acknowledged before me on MAY 07 2010, 20\_\_ by  
Sandra Domino  
as Assistant Secretary of American Home Mortgage Servicing, Inc.  
As Attorney-in-Fact

Nikkia Oliphant  
Notary Public - State of Texas  
My commission expires:  
AUG 27 2013

