

2010-006545

Klamath County, Oregon



After recording return to:
Allan D Brown
451 Donald Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Allan D Brown
451 Donald Street
Klamath Falls, OR 97601

File No.: 7021-1487131 (ALF)
Date: April 27, 2010

THIS SPACE RES



05/28/2010 03:25:11 PM

Fee: \$42.00

1st 1487131

STATUTORY WARRANTY DEED

U.S. Bank National Association, a National Banking Association, as Trustee of the Banc of America Funding 2006-A Trust, Grantor, conveys and warrants to **Allan D Brown**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

THE EAST HALF OF LOT 39 AND ALL OF LOT 40, WEST PARK ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$145,000.00**. (Here comply with requirements of ORS 93.030)

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APN: R300007

Statutory Warranty Deed
- continued

File No.: 7021-1487131 (ALF)
Date: 04/27/2010

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 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

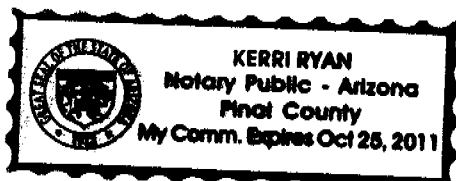
Dated this 30th day of April, 2010.

U.S. Bank National Association, a National
Banking Association, as Trustee of the Banc of
America Funding 2006-A Trust

By: Johannes van der Pool, Assistant Secretary

STATE OF ARIZONA)
()
County of MARICOPA)ss.

This instrument was acknowledged before me on this 30th day of April, 2010
by Johannes van der Pool as Assistant Secretary of U.S. Bank National
Association, a National Banking Association, as Trustee of the Banc of America Funding 2006-A Trust, on
behalf of the .



Kerri Ryan
Notary Public for Arizona
My commission expires: 10-25-2011