

2010-007990

Klamath County, Oregon



00086708201000079900010017

After recording return to and send all tax statements to the f  
Shane S Taipin and Kelly L. Taipin  
2903 Altamount Dr  
Klamath Falls, OR 97603

06/30/2010 03:35:11 PM

Fee: \$37.00

1st 1519986

# STATUTORY BARGAIN AND SALE DEED

Wilmington Trust Company, as Successor Trustee to Bank of America, National Association (successor by merger to LaSalle Bank National Association) as Trustee for LXS 2007-6,, Grantor, as to a fee simple interest, conveys to Shane S Taipin and Kelly L. Taipin,, Grantee(s), the following described real property:

PARCEL 3 OF PARTITION NO. 11-93, FILED NOVEMBER 17, 1993 AND BEING A PORTION OF TRACT 19 OF JUNCTION ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Property ID No: R590667

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 \$247,000.00(See ORS 93.030).

June 2, 2010

Wilmington Trust Company, as Successor  
Trustee to Bank of America, National Association  
(successor by merger to LaSalle Bank National  
Association) as Trustee for LXS 2007-6

Janet B. Farmer

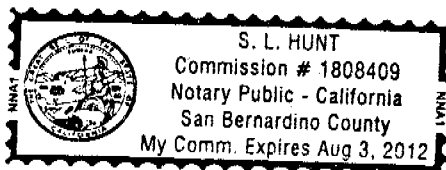
VP Loan Documentation

By: [Signature]  
Wells Fargo Bank NA, as Attorney in Fact

STATE OF California }  
COUNTY OF San Bernardino } SS:

On this 3 day of JUNE, 2010, before me personally appeared Janet B. Farmer (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 **Wilmington Trust Company, as Successor Trustee to Bank of America, National Association (successor by merger to LaSalle Bank National Association) as Trustee for LXS 2007-6**, 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: JUNE 3, 2010



[Signature]  
Notary Public in and for the State of California  
Residing at San Bernardino  
My appointment expires: August 3, 2012

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