

NJC 88252

2010-011549

Klamath County, Oregon



00090962201000115490030032

09/29/2010 03:24:33 PM

Fee: \$47.00

**RECORDING REQUESTED BY:**

Fidelity National Title Company of Oregon

**GRANTOR'S NAME:**

The Bank of New York Mellon, as successor trustee under Novastar Mortgage Funding Trust, Series 2006-3

**GRANTEE'S NAME:**

Patricia E. Banks

**SEND TAX STATEMENTS TO:**

Patricia E. Banks

836 N. 2nd Street

Klamath Falls, OR 97601 AFTER RECORDING

**RETURN TO:**

Patricia E. Banks

836 N. 2nd Street

Klamath Falls, OR 97601 Escrow No:

20100013206-FTPOR03

836 N. 2nd Street

Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED – STATUTORY FORM**

(INDIVIDUAL or CORPORATION)

The Bank of New York Mellon, as successor trustee under Novastar Mortgage Funding Trust, Series 2006-3, Grantor, conveys and specially warrants to

Patricia E. Banks,

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

SEE LEGAL DESCRIPTION ATTACHED HERETO

ENCUMBRANCES: 2010-11 taxes a lien not yet due and payable. Reservations or exceptions in patents of public 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 \$80,000.00.

Dated 9/13/10; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2006-3, by Saxon Mortgage Services, Inc., as its attorney-in-fact

BY: [Signature]



Jodelle Herrera  
Asst Vice-Pres

47Amf

**ACKNOWLEDGMENT**

State of Florida

County of Broward \_\_\_\_\_

On 9-13-2010 before me, Rose Dorsett-Boles

A Notary Public in and for said State personally appeared Jodelle Herrera *JH*

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.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

NOTARY PUBLIC-STATE OF FLORIDA  
Rose Dorsett-Boles  
Commission #DD665856  
Expires: APR. 22, 2011  
BONDED THRU ATLANTIC BONDING CO., INC.

(Seal)

attached to Special Warranty Deed dated 9/13/2010.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of Lots 2, Block 102, BUENA VISTA 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, more particularly described as follows:

Beginning at the iron pin marking the Northeasterly corner of Lot 2, Block 102, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence South  $63^{\circ}22' 1/2''$  West along the Northerly line of said Lot 2, 44.75 feet to the Northwesterly corner of said Lot 2; thence South  $26^{\circ}37' 1/2''$  East along the Westerly line of said Lot 2, 70.55 feet to an iron pin; thence North  $44^{\circ}11' 1/2''$  East 69.50 feet to an iron pipe on the Northeasterly line of said Lot 2; thence North  $50^{\circ}22' 1/2''$  West along the Northeasterly line of said Lot 2, 52.05 feet to the point of beginning.

ALSO the Easterly 40 feet of Lot 3 and the Easterly 40 feet of the Northerly 12.3 feet of Lot 4 in Block 102 in BUENA VISTA ADDITION to the City of Klamath Falls.