

1st 1583869

2010-011975  
Klamath County, Oregon



00091462201000119750020025



THIS SPACE

10/12/2010 11:07:19 AM

Fee: \$42.00

After recording return to:  
Ruth Boudreau  
144933 Gracewood Pl  
La Pine, OR 97739

Until a change is requested all tax statements  
shall be sent to the following address:  
Ruth Boudreau  
144933 Gracewood Pl  
La Pine, OR 97739

File No.: 7061-1583869 (MSR)  
Date: October 05, 2010

### STATUTORY SPECIAL WARRANTY DEED

**Bank of America, N.A.**, Grantor, conveys and specially warrants to **Ruth Boudreau**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

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

**LOT 26, BLOCK 4, TRACT NO. 1060, SUN FOREST ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.**

**This property is free from liens and encumbrances, EXCEPT:**

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 **\$24,900.00**. (Here comply with requirements of ORS 93.030)

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

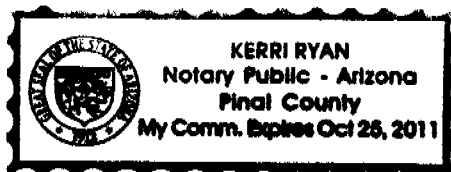
Dated this 7th day of October, 20 10

Bank of America, N.A.

By: Cory Klapperich, Assistant Secretary  
(please print name and title)

STATE OF ARIZONA )  
County of MARICOPA )ss.

This instrument was acknowledged before me on this 7th day of October, 2010  
by Cory Klapperich as Assistant Secretary for Bank of  
America, N.A.



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