

UTC 88281-

2010-013450

Klamath County, Oregon



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11/19/2010 03:27:37 PM

Fee: \$42.00

RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

GRANTOR'S NAME:

The Bank of New York Mellon fka The Bank of New York as successor to JP Morgan Chase Bank, N.A., as Trustee-Holders of Structured Asset Mtg Investments II Trust 2006-AR3, Mtg. Pass-Through Certificates, Series 2006-AR3

GRANTEE'S NAME:

Lars Fagerstrom and Bernice Fagerstrom

SEND TAX STATEMENTS TO:

Lars Fagerstrom and Bernice Fagerstrom

2310 Vista del Lago

Valley Springs, CA 95252

AFTER RECORDING RETURN TO:

Lars Fagerstrom and Bernice Fagerstrom

2310 Vista del Lago
Valley Springs, CA 95252

20100013626-FTPOR03

5060 Cormorant Loop

Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM

(INDIVIDUAL or CORPORATION)

5060 Cormorant Loop, Klamath Falls, OR 97601

The Bank of New York Mellon fka The Bank of New York as successor to JP Morgan Chase Bank, N.A., as Trustee-Holders of Structured Asset Mtg Investments II Trust 2006-AR3, Mtg. Pass-Through Certificates, Series 2006-AR3

Grantor, conveys and specially warrants to

Lars Fagerstrom and Bernice Fagerstrom, **Husband and Wife**

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

Lot 333, RUNNING Y RESORT - PHASE 4, SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ENCUMBRANCES: 2010-2011 property taxes; 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.

Consideration \$146,900.00

420m f

October 25, 2010 The true consideration for this conveyance is \$146,900.00.
Dated 1; 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 fka The Bank of New York as successor to JP Morgan Chase Bank, N.A., as Trustee-Holders of Structured Asset Mtg Investments II Trust 2006-AR3, Mtg. Pass-Through Certificates, Series 2006-AR3

BY: Johannes van der Pool
ITS: Assistant Secretary

State of Arizona
County of Maricopa

This instrument was acknowledged before me on October 25, 2010 by
Johannes van der Pool
as Assistant Secretary of BAC Home Loans Servicing, LP, F/K/A
Countrywide Home Loan Servicing, LP.

Kerri Ryan
Notary Public - State of AZ
My commission expires:

Kerri Ryan
10-25-2011

