

WTC 86863

2011-001136

Klamath County, Oregon



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01/31/2011 03:14:06 PM

Fee: \$42.00

RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

GRANTOR'S NAME:

HSBC Bank USA, NA, as Trustee for the LMT
2006-7 Trust Fund

GRANTEE'S NAME:

Leo C. Olsen IRA, South Valley Bank and Trust
Custodian

SEND TAX STATEMENTS TO:

Leo C. Olsen IRA, South Valley Bank and Trust
Custodian

P.O. Box 1784
Medford, OR 97501

AFTER RECORDING RETURN TO:

Leo C. Olsen IRA, South Valley Bank and Trust
Custodian

P.O. Box 1784
Medford, OR 97501

Escrow No: 20090025508-FTPOR03

1016 Alandale Street
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

HSBC Bank USA, NA, as Trustee for the LMT 2006-7 Trust Fund, Grantor, conveys and specially warrants to Leo C. Olsen IRA, South Valley Bank and Trust Custodian,

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

Lot 22 of OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ENCUMBRANCES: Taxes, covenants, conditions, restrictions, easements, rights of way, homeowners association assessments, if any, and other matters now 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.

The true consideration for this conveyance is \$35,000.00.

Dated JAN 26 2011; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

HSBC Bank USA, NA as Trustee for the LMT
2006-7 Trust Fund

BY: 

Louise Chavez

ITS: AVP

427m 1

State of TEXAS
County of TRAVIS

This instrument was acknowledged before me on January 20, 2011 by
Louise Chavez AYP/REO
as _____ of _____.


_____, Notary Public - State of _____
My commission expires: _____

