

2011-010348

Klamath County, Oregon



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THIS SPACE R

09/13/2011 03:27:33 PM

Fee: \$47.00

After recording return to:

Sandra M. Perry

23220 Squaw Flat Road

Sprague River, OR 97639

Until a change is requested all tax statements  
shall be sent to the following address:

Sandra M. Perry

23220 Squaw Flat Road

Sprague River, OR 97639

Escrow No. 2597984

Title No.

SPECIAL-EM

### SPECIAL WARRANTY DEED

**WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-2, ASSET-BACKED CERTIFICATES SERIES 2005-2** Grantor(s) hereby grant, bargain, sell, warrant and convey to

Sandra M. Perry, a single woman

Grantee(s) and grantee's heirs, successors and assigns the

following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

**SEE ATTACHED EXHIBIT "A"**

Tax Account No: 3610-02200-009070.000

More Commonly known as: 23220 Bliss Road, Sprague River, OR 97639

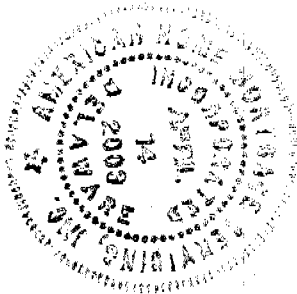
Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above-described encumbrances.

The true and actual consideration for this conveyance is \$55,250.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THAT 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 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.

479m



**WELLS FARGO BANK, N.A. AS TRUSTEE FOR  
OPTION ONE MORTGAGE LOAN TRUST 2005-2,  
ASSET-BACKED CERTIFICATES SERIES 2005-2**

By [Signature]  
American Home Mortgage Servicing  
Its Shunna Dykes  
Attorney in Fact Assistant Secretary

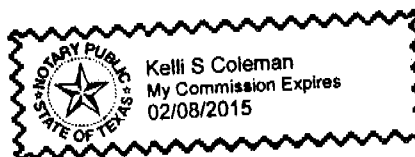
STATE OF ~~Pennsylvania~~ **Texas**  
COUNTY OF **Dallas** )SS.

This instrument was acknowledged before me this 21 day of March, <sup>2011</sup>~~2010~~, by  
the **WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE \*\***  
**LOAN TRUST 2005-2, ASSET-BACKED CERTIFICATES SERIES 2005-2** under the laws of United States of  
America, the Grantor.

My Commission Expires: **FEB 08 2015**

[Signature]  
Notary Public

**\*\* Shunna Dykes, Assistant Secretary for  
American Home Mortgage Servicing,  
Attorney in Fact for**



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

A parcel of land located in Section 22, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 7, Block 2 of TRACT 1114, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; being more particularly described as follows:

Beginning at a point on the Easterly line of Lot 7, Block 2, TRACT 1114, from which the Northeast corner of said Lot 7 bears North 25°10'50" East 243.10 feet distant; thence West 961.54 feet to a point on the West line of said Lot 7; thence South 00°35'53" West along the lot line 391.09 feet to the Southeast corner of Lot 5; thence continuing South 00°35'53" West 393.70 feet to a point which lies 60.00 feet North of the South line of said Lot 7 and thence East 600.78 feet to the Easterly line of said Lot 7 and the Westerly right of way line of Squaw Flat Road; thence North 25°10'50" East 867.14 feet to the point of beginning.