

15792153

2011-014329

Klamath County, Oregon



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12/30/2011 11:24:01 AM

Fee: \$47.00

**RECORDING COVER SHEET** (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE

**AFTER RECORDING RETURN TO:**

Nash Properties, LLC  
802 Hogue Drive  
Klamath Falls, OR 97601

**1) TITLE(S) OF THE TRANSACTION(S)** ORS 205.234(a)

Special Warranty Deed – Statutory Form

**2) DIRECT PARTY / GRANTOR(S)** ORS 205.125(1)(b) and 205.160

FV-I, Inc., on behalf of the MSM Loan Trust 2006-17XS

**3) INDIRECT PARTY / GRANTEE(S)** ORS 205.125(1)(a) and 205.160

Nash Properties, LLC

**4) TRUE AND ACTUAL CONSIDERATION**  
ORS 93.030(5) – Amount in dollars or other

\$ 50,500.00

☐ Other

**5) SEND TAX STATEMENTS TO:**

Nash Properties, LLC

802 Hogue Drive

Klamath Falls, OR 97601

**6) SATISFACTION of ORDER or WARRANT**

ORS 204.125(1)(e)

CHECK ONE:  
(If applicable)

☒

FULL

☐

PARTIAL

**7) The amount of the monetary obligation imposed by the order or warrant.** ORS 205.125 (1)(c)

\$

**8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF**

\_\_\_\_\_ TO CORRECT

PREVIOUSLY RECORDED IN BOOK \_\_\_\_\_ AND PAGE

\_\_\_\_\_, OR AS FEE NUMBER

477m

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

GRANTOR'S NAME:  
FV-I, Inc., on behalf of the MSM Loan Trust  
2006-17XS

GRANTEE'S NAME:  
Nash Properties, LLC

SEND TAX STATEMENTS TO:  
Nash Properties, LLC  
802 Hogue Drive  
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:  
Nash Properties, LLC  
802 Hogue Drive  
Klamath Falls, OR 97601

Escrow No: 20110039442-FTPOR03

2130 Holabird Ave  
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

FV-I, Inc., on behalf of the MSM Loan Trust 2006-17XS

Grantor, conveys and specially warrants to

Nash Properties, LLC

Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in Klamath County, Instrument No. 2006-018914, except as specifically set forth below:

Lot 3 in Block 63 of LAKEVIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

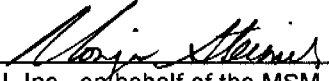
The Grantee(s) or Purchaser(s) of the property may not re-sell, record an additional conveyance document, or otherwise transfer title to the property within 60 days following the grantor's execution of this deed.

**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 \$50,500.00.

Dated 12/27/11; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

  
FV-I, Inc., on behalf of the MSM Loan Trust  
2006-17XS  
By: Bank of America, N.A., successor by merger to  
BAC Home Loans Servicing, LP, FKA Countrywide  
Home Loans Servicing LP as attorney in fact  
Monja Steimer, Assistant Vice President

State of Arizona  
County of Maricopa

This instrument was acknowledged before me on Dec. 27, 2011 by  
Monja Steimer  
as Assistant Vice President of Bank of America, N.A.

 Debbie Richards  
, Notary Public - State of Arizona  
My commission expires: 11/04/2012

