

NOTE 92104

2012-002143

Klamath County, Oregon



00114592201200021430030039

02/28/2012 03:21:13 PM

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:

David Blanchard and Katherine Blanchard
975 N Alameda Avenue
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

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE HOLDERS OF NEW
CENTURY HOME EQUITY LOAN TRUST, SERIES 2005-A, ASSET BACKED PASS-THROUGH
CERTIFICATES

2375 N Glenville Drive
Richardson, TX 75082

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

David Blanchard and Katherine Blanchard

975 N Alameda Avenue
Klamath Falls, OR 97601

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

\$ 30,000.00

☐ Other

5) SEND TAX STATEMENTS TO:

David Blanchard and Katherine
Blanchard

975 N Alameda Avenue

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

_____."

4777

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR'S NAME:
DEUTSCHE BANK NATIONAL TRUST
COMPANY AS TRUSTEE FOR THE HOLDERS
OF NEW CENTURY HOME EQUITY LOAN
TRUST, SERIES 2005-A, ASSET BACKED
PASS-THROUGH CERTIFICATES

GRANTEE'S NAME:
David Blanchard and Katherine Blanchard

SEND TAX STATEMENTS TO:
David Blanchard and Katherine Blanchard
975 N Alameda Ave
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
David Blanchard and Katherine Blanchard
975 N Alameda Avenue
Klamath Falls, OR 97601

Escrow No: 20110039096-FTPOR03
1114 N 7th Street
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE HOLDERS OF NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2005-A, ASSET BACKED PASS-THROUGH CERTIFICATES, Grantor, conveys and specially warrants to David Blanchard and Katherine Blanchard, as tenants by the entirety,

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, Book M05 Page 27480, except as specifically set forth below.

Lot 9 in Block 3, FIRST ADDITION to the City of Klamath Falls, 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 \$30,000.00.

Dated February 10, 2012; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

DEUTSCHE BANK NATIONAL TRUST COMPANY
AS TRUSTEE FOR THE HOLDERS OF NEW
CENTURY HOME EQUITY LOAN TRUST, SERIES
2005-A, ASSET BACKED PASS-THROUGH
CERTIFICATES

By: [Signature]
BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING,
LP, AS ATTORNEY IN FACT

Name: Todd Gabert

Title: Assistant Vice President

State of Arizona
County of Maricopa

This instrument was acknowledged before me on February 10, 2012 by
Todd Gabert
as Assistant Vice President of Bank of America, NA

[Signature]
Notary Public - State of AZ
My commission expires: 4-17-12

