

2012-004043

Klamath County, Oregon



00116853201200040430020021

04/18/2012 11:22:35 AM

Fee: \$42.00

MT092149

RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

GRANTOR:

BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING
LP, FKA COUNTRYWIDE HOME LOANS
SERVICING, LP

2375 N Glenville Drive
Richardson, TX 75082

GRANTEE:

William Milne and Carol George not as tenants in
common, but with the rights of survivorship
4020 Sturdivant

Klamath Falls, OR 94603

SEND TAX STATEMENTS TO:

William Milne and Carol George
4020 Sturdivant Avenue
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

William Milne and Carol George
4020 Sturdivant Avenue
Klamath Falls, OR 97603

Escrow No: 20110039392-FTPOR03
4038 Sturdivant Avenue

Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, Grantor, conveys and specially warrants to William Milne and Carol George not as tenants in common, but with the rights of survivorship, 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. M06-06361, except as specifically set forth below.

Lot 20, BURNSDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is \$78,500.00.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

20110039392-FTPOR03

Deed (Special Warranty – Statutory Form)

42 HLT

Dated March 22, 2012; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING LP,
FKA COUNTRYWIDE HOME LOANS SERVICING,
LP

By: [Signature]

Name: Lynae Hollins

Title: Avp

State of Texas
County of Collin

This instrument was acknowledged before me on March 22, 2012 by
Lynae Hollins
as AVP of BANA

[Signature]
Notary Public - State of ~~Oregon~~ Texas
My commission expires:

