

WTC93227

2012-004903

Klamath County, Oregon



00117889201200049030020022

05/10/2012 11:25:26 AM

Fee: \$42.00

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

GRANTOR:  
Deutsche Bank Trust Company Americas, as  
trustee for the certificateholders of Dover  
Mortgage Capital 2005-A Corporation, Grantor  
Trust Certificate, Series 2005-A  
2375 N Glenville Drive  
Richardson, TX 75082

GRANTEE:  
Nash Properties LLC  
802 Hogue Dr  
Klamath Falls, OR 97601

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

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

Escrow No: 20120047130-FTPOR03  
1725 Sargent Avenue  
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

Deutsche Bank Trust Company Americas, as trustee for the certificateholders of Dover Mortgage Capital 2005-A Corporation, Grantor Trust Certificate, Series 2005-A 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. M03, page 82383, except as specifically set forth below.

Lots 19 and 20, Block 34, SECOND 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.

The true consideration for this conveyance is \$22,400.00.

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

20120047130-FTPOR03  
Deed (Special Warranty – Statutory Form)

4219mcf

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

Dated MAY 4, 2012; if a corporate grantor, it has caused its name to be signed by order of its board  
of directors.

Deutsche Bank Trust Company Americas, as  
trustee for the certificateholders of Dover Mortgage  
Capital 2005-A Corporation, Grantor Trust  
Certificate, Series 2005-A

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

Name: MARTA QUINTEROS

Title: ASST. VICE PRESIDENT

State of TEXAS  
County of COLLIN

This instrument was acknowledged before me on MAY 4, 2012 by

MARTA QUINTEROS

as ASST. VICE PRESIDENT of BANK OF AMERICA N.A.

[Signature]

, Notary Public - State of TEXAS

My commission expires:

