

MTC 92552

2012-007203

Klamath County, Oregon



00120574201200072030020028

06/29/2012 02:48:12 PM

Fee: \$42.00

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

GRANTOR:  
U.S. BANK NATIONAL ASSOCIATION, AS  
SUCCESSOR TRUSTEE TO BANK OF  
AMERICA, N.A. AS SUCCESSOR TO LASALLE  
BANK, N.A. AS TRUSTEE FOR THE HOLDERS  
OF THE MERRILL LYNCH FIRST FRANKLIN  
MORTGAGE LOAN TRUST, MORTGAGE LOAN  
ASSET-BACKED CERTIFICATES, SERIES  
2007-FF2  
2375 N Glenville Drive  
Richardson, TX 75082

GRANTEE:  
Cindy Sue Hansen  
PO Box 206  
Dorris, CA 96023

SEND TAX STATEMENTS TO:  
Cindy Sue Hansen  
2034 Wiard Street  
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:  
Cindy Sue Hansen  
2034 Wiard Street  
Klamath Falls, OR 97603

Escrow No: 20110042235-FTPOR03  
2034 Wiard Street  
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS  
SUCCESSOR TO LASALLE BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH  
FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES,  
SERIES 2007-FF2 Grantor, conveys and specially warrants to Cindy Sue Hansen

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. 2006-024289, except as specifically set forth below.

Lot 13 of PLEASANT HOME TRACTS, 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 \$60,000.00.

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

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

20110042235-FTPOR03  
Deed (Special Warranty – Statutory Form)

42-AMT

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.

Dated 6/14/12; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

U.S. BANK NATIONAL ASSOCIATION, AS  
SUCCESSOR TRUSTEE TO BANK OF AMERICA,  
N.A. AS SUCCESSOR TO LASALLE BANK, N.A.  
AS TRUSTEE FOR THE HOLDERS OF THE  
MERRILL LYNCH FIRST FRANKLIN MORTGAGE  
LOAN TRUST, MORTGAGE LOAN  
ASSET-BACKED CERTIFICATES, SERIES  
2007-FF2

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

Name: MONTARA JONES

Title: AVP

State of TEXAS  
County of COLLIN

This instrument was acknowledged before me on JUNE 14, 2012 by  
MONTARA JONES  
as AVP of BANK OF AMERICA N.A.

*Anibal A. Rivera*  
Notary Public - State of TEXAS  
My commission expires: 2/6/16  
ANIBAL A. RIVERA

