

WTC 923177

2012-007794

Klamath County, Oregon



00121298201200077940040043

07/17/2012 03:26:04 PM

Fee: \$52.00

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

GRANTOR:  
DEUTSCHE BANK NATIONAL TRUST  
COMPANY AS TRUSTEE OF THE  
CERTIFICATEHOLDERS OF THE MORGAN  
STANLEY ABS CAPITAL I INC. TRUST  
2007-NC2, MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2007-NC2  
2375 N Glenville Drive  
Richardson, TX 75082

GRANTEE:  
Gerald L Wyatt  
16052 Eagles Nest Rd  
LaPine, OR 97739

SEND TAX STATEMENTS TO:  
Gerald L Wyatt  
29910 N Street  
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:  
Gerald L Wyatt  
29910 N Street  
Klamath Falls, OR 97601

Escrow No: 20110040687-FTPOR03  
29910 N 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 OF THE CERTIFICATEHOLDERS OF THE MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-NC2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC2 Grantor, conveys and specially warrants to Gerald L Wyatt

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. 2006-021823, except as specifically set forth below.

SEE LEGAL DESCRIPTION ATTACHED HERETO: EXHIBIT A

The true consideration for this conveyance is \$4,500.00.

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

2012-2013 Taxes a lien, not yet due and payable.

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**


20110040687-FTPOR03  
Deed (Special Warranty – Statutory Form)

524nd

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 7/12/12, 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 OF THE CERTIFICATEHOLDERS  
OF THE MORGAN STANLEY ABS CAPITAL I INC.  
TRUST 2007-NC2, MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2007-NC2

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

Name: Karen Gould

Title: Assistant Vice President

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by

as \_\_\_\_\_ of \_\_\_\_\_.

See Attached

\_\_\_\_\_  
, Notary Public - State of \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

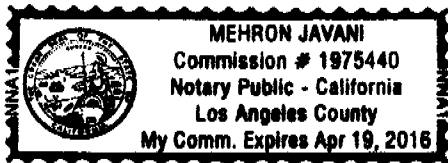
County of Ventura

On JUL 12 2012 before me, Mehron Javani, Notary Public

Here Insert Name and Title of the Officer

personally appeared Karen Gould

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~it~~/they executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Mehron Javani

Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Deed

Document Date: JUL 12 2012

Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: None

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Karen Gould

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☒ Other: AVP

Signer Is Representing: \_\_\_\_\_

**RIGHT THUMBPRINT  
OF SIGNER**

Top of thumb here

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**RIGHT THUMBPRINT  
OF SIGNER**

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**LEGAL DESCRIPTION**

**EXHIBIT A**

Lots 225 and 226, Resubdivision of the Southerly portion of TRACTS "B" AND "C", FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.