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2012-008178

Klamath County, Oregon



00121765201200081780030035

07/26/2012 09:13:57 AM

Fee: \$47.00

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 for the
Benefit of the GSAA Home Equity Trust 2006-18
2375 N Glenville Drive
Richardson, TX 75082

GRANTEE:
Phalanx Strategic Holdings LLC
7380 Swan Rd
Colorado Springs, CO 80908

SEND TAX STATEMENTS TO:
Phalanx Strategic Holdings LLC
7380 Swan Rd
Colorado Springs, CO 80908

AFTER RECORDING RETURN TO:
Phalanx Strategic Holdings LLC
7380 Swan Rd
Colorado Springs, CO 80908

Escrow No: 20110042589-FTPOR03
2022 Main Street
Klamath Falls, OR 97601

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 for the Benefit of the GSAA Home Equity Trust 2006-18 Grantor, conveys and specially warrants to Phalanx Strategic Holdings 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. 2006-015416, except as specifically set forth below.

SEE LEGAL DESCRIPTION ATTACHED HERETO: EXHIBIT A

The true consideration for this conveyance is \$75,000.00.

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 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

20110042589-FTPOR03
Deed (Special Warranty – Statutory Form)

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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 July 18, 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 for the Benefit of the
GSAA Home Equity Trust 2006-18

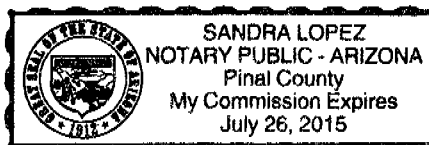
BY: Maria A. Goldenberg
NAME: Maria A Goldenberg

TITLE: Assistant Vice President

State of ARIZONA
County of MARICOPA

This instrument was acknowledged before me on July 18, 2012 by
Maria A Goldenberg
as Assistant Vice President of Bank of America N.A.

Sandra Lopez
Notary Public - State of ARIZONA
My commission expires July 26, 2015



LEGAL DESCRIPTION

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Lot 16, re-subdivision of Block 23, INDUSTRIAL ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon.

ALSO

Beginning at the Northeast corner of Lot 16, re-subdivision of Block 23, INDUSTRIAL ADDITION to the City of Klamath Falls, and running thence East along the North line of Lot 15, re-subdivision of Block 23, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, a distance of 10 feet; thence South and parallel with the East line of said Lot 16, a distance of 92 feet; thence West a distance of 10 feet to the Southeast corner of Lot 16 aforesaid; thence North 92 feet to the point of beginning, being a portion of Lot 15, re-subdivision of Block 23, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon

Parcel 2:

Beginning at the Southeast corner of Lot 7, re-subdivision of Block 23, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon; thence North along the East line of said Lot 7, and the West line of vacated alley, a distance of 108 feet to the most Westerly Southwest corner of Lot 15; thence East a distance of 16 feet to the Northeast corner of the vacated alley; thence South a distance of 58 feet to the Northwest corner of Lot 6; thence Southwesterly to a point on the North line of Jay Street, said point being the center of the vacated alley; thence West along the North line of Jay Street to the point of beginning.

SAVING AND EXCEPTING

Beginning at the Southeast corner of Lot 7; thence North along the East line of said Lot 7, and the West line of vacated alley, a distance of 92 feet to the most Westerly Southwest corner of Lot 15; thence East a distance of 8 feet to the center of the vacated alley; thence South, a distance of 92 feet to a point on the North line of Jay Street, said point being the center of the vacated alley; thence West along the North line of Jay Street to the point of beginning.

Parcel 3:

Lot 15 in Block 23, INDUSTRIAL 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.

EXCEPTING THEREFROM that portion beginning at the Northwest corner of said Lot 15; thence East along the North line of said Lot, a distance of 10 feet; thence South parallel with the West line of said Lot, a distance of 92 feet; thence West 10 feet to the most Westerly Southwest corner of said Lot; thence North a distance of 92 feet to the point of beginning.

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