

WTC 93044

2012-009062

Klamath County, Oregon



00122856201200090620030038

08/16/2012 03:23:35 PM

Fee: \$47.00

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 MERRILL  
LYNCH FIRST FRANKLIN MORTGAGE LOAN  
TRUST, MORTGAGE LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2007-4

2375 N Glenville Drive  
Richardson, TX 75082

GRANTEE:  
Rick M Hubble and Dena J Hubble, husband and  
wife

35105 Sprage River Rd  
Sprage River, OR 97639

SEND TAX STATEMENTS TO:  
Rick M Hubble and Dena J Hubble  
35105 Sprage River Rd  
Sprage River, OR 97639

AFTER RECORDING RETURN TO:  
Rick M Hubble and Dena J Hubble  
35105 Sprage River Rd  
Sprage River, OR 97639  
Escrow No: 20120045827-FTPOR03  
8029 Highway 66  
Klamath Falls, OR 97601

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 MERRILL LYNCH FIRST FRANKLIN  
MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-4  
Grantor, conveys and specially warrants to Rick M Hubble and Dena J Hubble, husband and wife

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. 2007-008317, except as specifically set forth below.

SEE LEGAL DESCRIPTION ATTACHED HERETO: EXHIBIT A

The true consideration for this conveyance is \$55,290.00.

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.

**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**

20120045827-FTPOR03  
Deed (Special Warranty - Statutory Form)

47AMJ

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 7/9/12; 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 MERRILL LYNCH FIRST  
FRANKLIN MORTGAGE LOAN TRUST,  
MORTGAGE LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2007-4

By: Irene Carrillo  
BANK OF AMERICA, N.A., SUCCESSOR BY  
MERGER TO BAC HOME LOANS SERVICING,  
LP, FKA COUNTRYWIDE HOME LOANS  
SERVICING, LP, AS ATTORNEY IN FACT

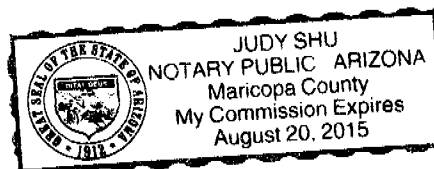
Name: Irene Carrillo

Title: AVP

State of AZ  
County of MARICOPA

This instrument was acknowledged before me on July 9, 2012 by  
Irene Carrillo  
as AVP of BAC

[Signature]  
, Notary Public - State of AZ  
My commission expires AUGUST 20, 2015



## LEGAL DESCRIPTION

### EXHIBIT "A" LEGAL DESCRIPTION

A portion of the SW1/4 NW1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the North line of the Klamath Falls-Ashland Highway and distant Southwesterly along said line of Highway 377.9 feet from the intersection of said line and the East line of said SW1/4 NW1/4; thence Southwesterly along said line of Highway 100 feet to the Southwesterly corner of property herein conveyed; thence North 35° West a distance of 400 feet; thence Northeasterly and parallel to the said line of Highway, to the North line of the SW1/4 NW1/4; thence Easterly along the North line of the SW1/4 NW1/4 of Section 23, to a point North 35° West of the point of beginning, said point being the Northwesterly corner of the property conveyed to Willard L. Johnson, et ux, by Deed recorded on page 136 of Volume 323, Deed Records of Klamath County, Oregon; thence South 35° East along the Southwesterly line of said Johnson property to the point of beginning.