

WTC 93988

2012-010395  
Klamath County, Oregon



00124514201200103950010015

09/19/2012 01:11:31 PM

Fee: \$37.00

After recording return to: (Name, Address, Zip)  
Evergreen Land Title Company  
1651 Centennial Boulevard, Springfield, OR 97477  
Until requested otherwise, send all tax statements to:  
PATRICIA LARSON  
PO BOX 1518, Clearlake Oaks, CA 95423

GRANTOR:  
BANK OF AMERICA, N.A.  
2375 N GLENVILE DRIVE MAIL CODE: TX2-983-01-01  
RICHARDSON, TX 75082

GRANTEE:  
PATRICIA LARSON  
PO BOX 1518, Clearlake Oaks, CA 95423

ORDER NO. REOLPS1273  
TAX ACCOUNT NO. 400211/3711032A000300000

## STATUTORY SPECIAL WARRANTY DEED

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, Grantor, conveys and specially warrants to PATRICIA LARSON, Grantees, the following described real property free of encumbrances 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. 2011-007177, as except as specifically set forth below:

PARCEL 2 OF LAND PARTITION 13-02, BEING A PORTION OF LOT 13, BLOCK 5, OF TRACT 1039-YONNA WOODS, UNIT 2, SITUATED IN THE SE1/4 OF SECTION 29 AND THE NE1/4 OF SECTION 32, TOWNSHIP 37 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.

2012-2013 REAL PROPERTY TAXES, A LIEN NOT YET DUE AND PAYABLE

AND THE FOLLOWING: THE GRANTEE(S) OR PURCHASER(S) OF THE PROPERTY MAY NOT RE-SELL RECORD ANY ADDITIONAL CONVEYANCE DOCUMENTS, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true and actual consideration for this conveyance is \$23,900.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 12 day of September, 2012

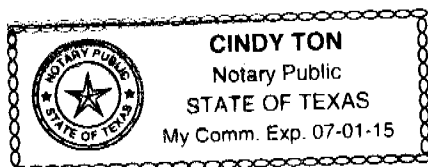
BANK OF AMERICA, N.A., SUCCESSOR BY  
MERGER TO BAC HOME LOANS SERVICING, LP

BY

Nubia Escobar, AVP  
NAME AND TITLE

State of TEXAS  
County of Collin

The foregoing instrument was acknowledged before me this 12 day of September, 2012, by  
BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP.



Cindy Ton  
Notary Public in and for the State of TEXAS  
My commission expires: 07/01/2015

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