

UTC 93654

2012-010802

Klamath County, Oregon



00125004201200108020030038

09/28/2012 03:15:48 PM

Fee: \$47.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
HSBC BANK USA, NATIONAL ASSOCIATION,
AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF MERRILL LYNCH
MORTGAGE INVESTORS, INC.,MORTGAGE
PASS-THROUGH CERTIFICATES, MANA
SERIES 2007-A3
2375 N Glenville Drive
Richardson, TX 75082

GRANTEE:
Wesley Wentworth
PO Box 1245
Willits, CA 95490

SEND TAX STATEMENTS TO:
Wesley Wentworth
4224 Gary Street
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Wesley Wentworth
4224 Gary Street
Klamath Falls, OR 97603

Escrow No: 20120050176-FTPOR03
4224 Gary Street
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF MERRILL LYNCH MORTGAGE INVESTORS, INC.,MORTGAGE PASS-THROUGH CERTIFICATES, MANA SERIES 2007-A3 Grantor, conveys and specially warrants to Wesley Wentworth

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. 2007-003482, except as specifically set forth below.

SEE LEGAL DESCRIPTION ATTACHED HERETO: EXHIBIT A

The true consideration for this conveyance is \$119,800.00.

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 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,

20120050176-FTPOR03
Deed (Special Warranty – Statutory Form)

47and

SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated 8/27/12; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF MERRILL LYNCH MORTGAGE INVESTORS, INC.,MORTGAGE PASS-THROUGH CERTIFICATES, MANA SERIES 2007-A3

By: [Signature]
BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as attorney in fact
Name: HANNICA MCSHAN

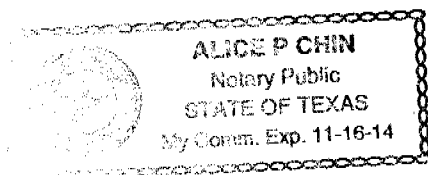
Title: ASST.VICE PRESIDENT

State of TEXAS
County of COLLIN

This instrument was acknowledged before me on AUGUST 27, 2012 by
HANNICA MCSHAN

as AVP of _____

[Signature]
_____, Notary Public - State of TEXAS
My commission expires: _____



LEGAL DESCRIPTION

EXHIBIT A

The South 13 feet of Lot 3 and the North 62 feet of Lot 4 in Block 1 of FIRST ADDITION TO TONATEE HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.