

Return To: **#0094188**  
**Evergreen/AmeriTitle**

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:  
SIDNEY W STAUNTON and TAMARA M STAUNTON  
485 COUNTRY RD 102, TULELAKE, CA 96134

**GRANTOR:**

BANK OF AMERICA, N.A.  
2375 N Glenville Drive, Mail Code TX2-983-01-01,  
Richardson 75082

**GRANTEE:**

SIDNEY W STAUNTON and TAMARA M STAUNTON  
485 COUNTRY RD 102, TULELAKE, CA 96134

ORDER NO. REOLPS1285

TAX ACCOUNT NO. 3808-015BD-02600-000

**2012-011738**

Klamath County, Oregon

10/23/2012 09:06:27 AM

Fee: \$37.00

Space Above Reserved for Recorder's Use

**STATUTORY SPECIAL WARRANTY DEED**

BANK OF AMERICA, N.A., Grantor, conveys and specially warrants to SIDNEY W STAUNTON and TAMARA M STAUNTON, as husband and wife as tenants by the entirety, Grantees, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in Deschutes County, State of Oregon, to wit:

LOT 1191, RUNNING Y RESORT, PHASE 13, TRACT 1429, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF 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: BUYER MAY NOT RE-SELL, RECORD AN ADDITIONAL CONVEYANCE DOCUMENT, OR OTHERWISE TRANSFER TITLE TO THE PROPERTY WITHIN 60 DAYS FOLLOWING THE RECORDATION OF THE DEED CONVEYING TITLE TO THE PROPERTY TO BUYER.

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 \$10,000.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 17TH day of OCTOBER, 2012

BANK OF AMERICA, N.A.

BANK OF AMERICA, N.A. SUCCESSOR BY  
MERGER TO BAC HOME LOANS SERVICING, LP  
FKA COUNTRYWIDE HOME LOANS SERVICING  
AS ITS ATTORNEY IN-FACT

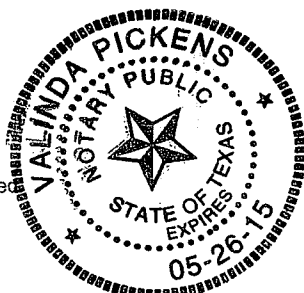
HANNICA MCSHAN, ASST.VICE PRESIDENT

NAME AND TITLE

State of TEXAS  
County of COLLIN

The foregoing instrument was acknowledged before me this 17TH day of October, 2012, by  
HANNICA MCSHAN as AVP of Bank of America, N.A.

File No.: REOLPS1285  
OR Special Warranty Deed



Notary Public in and for the State of TEXAS  
My commission expires: 5-26-15