

2012-012587

Klamath County, Oregon

11/13/2012 02:13:04 PM

Fee: \$42.00

mtc 92920

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
U.S. BANK N.A. SUCCESSOR TRUSTEE TO
BANK OF AMERICA, N.A., AS SUCCESSOR
TRUSTEE TO LASALLE BANK, N.A., AS
TRUSTEE FOR THE HOLDERS OF THE
MERRILL LYNCH FIRST FRANKLIN
MORTGAGE LOAN TRUST, MORTGAGE LOAN
ASSET-BACKED CERTIFICATES, SERIES
2007-FF1
2375 N Glenville Drive
Richardson, TX 75082

GRANTEE:
Steve Kaplan and Wendy Kaplan and Leslie
Wood and Sherry Wood
PO Box 2342
Stateline, NV 89449

SEND TAX STATEMENTS TO:
Steve Kaplan and Wendy Kaplan
PO BOX 2342
Stateline, NV 89449

AFTER RECORDING RETURN TO:
Steve Kaplan and Wendy Kaplan
PO BOX 2342
Stateline, NV 89449

Escrow No: 20120045124-FTPOR03

203 Washington Street
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

U.S. BANK N.A. SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR TRUSTEE
TO LASALLE BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH FIRST
FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES
2007-FF1 Grantor, conveys and specially warrants to Steve Kaplan and Wendy Kaplan and Leslie Wood
and Sherry Wood

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. book/reel/volume no. 2006 at page 022339, except as specifically set forth below.

Lot 5, Block 9, EWAUNA HEIGHTS 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.

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

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**


20120045124-FTPOR03
Deed (Special Warranty – Statutory Form)

42 AMT

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.

Dated 11/1/2012, if a corporate grantor, it has caused its name to be signed by order of its board of directors.

U.S. BANK N.A. SUCCESSOR TRUSTEE TO
BANK OF AMERICA, N.A., AS SUCCESSOR
TRUSTEE TO LASALLE BANK, N.A., AS
TRUSTEE FOR THE HOLDERS OF THE
MERRILL LYNCH FIRST FRANKLIN MORTGAGE
LOAN TRUST, MORTGAGE LOAN
ASSET-BACKED CERTIFICATES, SERIES
2007-FF1

By: 
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: Jessica Yetton
AVP

Title: _____

State of Arizona
County of Maricopa

This instrument was acknowledged before me on November 1st, 20 12 by
Jessica Yetton

as AVP of Bank of America, N.A.



, Notary Public - State of Arizona Susan Shambre
My commission expires: 5/27/2015

