

Q

mtl 93439

AFTER RECORDING RETURN TO:

Cynthia Archuleta
4615 Winter Ave
Klamath Falls OR 97603

2013-000703

Klamath County, Oregon

01/18/2013 02:43:01 PM

Fee: \$42.00

**UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:**
Same as above

**Filed for Record at Request of: Pinnacle Northwest Escrow, LLC
Escrow Number: 12112740
Title Number: 0093439 **AmeriTitle****

Special Warranty Deed

Property Address: **7239 Teal Drive, Bonanza, OR 97623**
Tax Account No.: **3811-009A-04200-000** / Key Code: **463616** / Code No.: **220**

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER POOLING AND
SERVICING AGREEMENT DATED AS OF AUGUST 1, 2004 MORGAN STANLEY ABS
CAPITAL 1 INC, TRUST 2004-NC7, GRANTOR**, whose address is c/o Ocwen Loan Servicing, LLC,
1661 Worthington Road, Suite 100, West Palm Beach, FL 33409,

for and in consideration of **\$46,299.00**, in hand paid, bargains, sells, and conveys to

CYNTHIA ARCHULETA, GRANTEE,
whose address is 4615 Winter Ave, Klamath Falls OR 97603

the following described real estate, situated in the County of **Klamath**, State of **Oregon**, to wit:

**LOT 37 IN BLOCK 36 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT
NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

SUBJECT TO: Any and all items disclosed of the public record or on a commitment of title, including without limitation any agreements, conditions, covenants, declarations, easements, notices, rights, reservations, and/or restrictions which are incorporated herein as if fully set forth. (1) Easements and reservations as contained in plat dedication, to wit: "Said plat being subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities, a 40 foot building setback on all lots adjacent Highway 66 and to all easements and reservation of record." (2) The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Timber Fire Patrol; (3) Subject to the rules and regulations of the Klamath Falls Forest Estates Special Road District.

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

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SPECIAL WARRANTY DEED: Page 2

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

GRANTOR:



Richard Work

Contract Management Coordinator

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF AUGUST 1, 2004 MORGAN STANLEY ABS CAPITAL 1 INC, TRUST 2004-NC7, by Ocwen Loan Servicing, LLC, as Attorney in Fact.

Dated: 1/14/2013

STATE OF FL
COUNTY OF Palm Beach } SS:

The foregoing instrument was acknowledged and sworn before me this 14 day of Jan, 2013 by Richard Work Contract Management Coordinator of Ocwen Loan Servicing, LLC as attorney in fact for DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF AUGUST 1, 2004 MORGAN STANLEY ABS CAPITAL 1 INC, TRUST 2004-NC7, who is personally known to me or who has produced

as identification.

Dated: 1/14/2013



NOTARY PUBLIC-STATE OF FLORIDA
Ellen M. Berke
Commission #DD933297
Expires: DEC. 03, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

Notary Public in and for the State of Florida
Residing at Palm Beach County
My appointment expires: 12/3/13