

AfterTitle
213 986 AM

2018-001009

Klamath County, Oregon

01/26/2018 10:37:01 AM

Fee: \$52.00

Until a change is requested,
all tax statements shall be sent
to the following address:
KENT PEDERSON and LINDA PEDERSON
10354 Merlin Way, Klamath Falls, OR 97601

**SPECIAL WARRANTY DEED
(OREGON)**

**HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR MORTGAGEIT
SECURITIES CORP. MORTGAGE LOAN TRUST, SERIES 2007-2, MORTGAGE PASS
THROUGH CERTIFICATES,** Grantor, conveys and specially warrant(s) to **KENT
PEDERSON and LINDA PEDERSON**, married, Grantee, the following described real
property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF
KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS: LOT 6,
TRACT NO. 1441, SKY RIDGE ESTATES, PHASE 1, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK,
KLAMATH COUNTY, OREGON. Parcel ID: R-3809-026DD-1800-000**

This property is free of all encumbrances created, EXCEPT: N/A

The true consideration for this conveyance is **\$327,000.00 (Three Hundred Twenty Seven
Thousand Dollars and Zero Cents)**

The Grantor for itself and for its successors in interest does by these presents expressly limit the
covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by
statutory or other implication, and does hereby warrant and will defend the title to the property
against all persons who may lawfully claim the same by, through or under the Grantor.

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.

Dated: 18 day of January, 2018

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR MORTGAGEIT SECURITIES CORP. MORTGAGE LOAN TRUST, SERIES 2007-2, MORTGAGE PASS THROUGH CERTIFICATES, by Wells Fargo Bank, N.A. who has been appointed as attorney in Fact

Nick Dimarco
By: NICK DIMARCO 1-18-18
Its: Vice President, Loan Documentation

Chris Artman 1/18/18
By: CHRIS ARTMAN
Its: Vice President, Loan Documentation

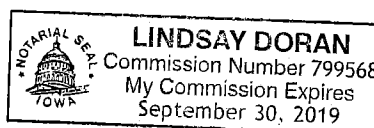
State of Iowa

County Dallas

On this 18 day of Jan, A.D., 20 18, before me, a Notary Public in and for said county, personally appeared Nick Dimarco, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VP (title) of said Wells Fargo Bank, N.A. as attorney in fact for **HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR MORTGAGEIT SECURITIES CORP. MORTGAGE LOAN TRUST, SERIES 2007-2, MORTGAGE PASS THROUGH CERTIFICATES**, by authority of its board of (directors or trustees) and the said (officer's name) Nick Dimarco acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Lindsay Doran (Signature)
Notary Public

220-OR-V1




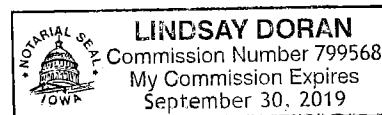
0533428421B

State of Iowa

County Dallas

On this 18 day of Jan., A.D., 2018, before me, a Notary Public in and for said county, personally appeared Chris Arman, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VP (title) of said Wells Fargo Bank, N.A. as attorney in fact for **HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR MORTGAGEIT SECURITIES CORP. MORTGAGE LOAN TRUST, SERIES 2007-2, MORTGAGE PASS THROUGH CERTIFICATES**, by authority of its board of (directors or trustees) and the said(officer's name) Chris Arman acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

 (Signature)
Notary Public



This instrument prepared by:

Jay A. Rosenberg, Esq., Member Oregon Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170. Commitment Number: OR17100010