

2007-017520

Klamath County, Oregon



00032927200700175200020021

10/09/2007 03:36:45 PM

Fee: \$26.00



After recording return to:
Timothy McFall
8333 Highway 140 E
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Timothy McFall
8333 Highway 140 E
Klamath Falls, OR 97603

File No.: 7021-1110085 (ALF)
Date: September 14, 2007

THIS SPACE RE

STATUTORY SPECIAL WARRANTY DEED

Bank of New York as trustee for the Certificateholders S. Cwabs, Inc. Asset-Backed Notes, Series 2006-SD1, Grantor, conveys and specially warrants to Timothy McFall, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

Parcel 3 of Major Land Partition No. 36-89, situated in Lot 4, Junction Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

A tract of land situated in Lot 4 Junction Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at the Southwesterly corner of Parcel 1 of Major Land Partition No. 36-89 on the Southerly line of said Lot 4, being North 71°16'48" West 484.74 feet from the Southeasterly corner of said Lot 4; thence following along the boundaries of Parcels 1 and 2 of said Land Partition No. 36-89, North 10°00'00" East 347.80 feet, South 82°39'00" East 112.57 feet and North 07°21'00" East 301.05 feet to the North line of said Lot 4; thence South 89°54'00" West 378.42 feet to the Northwest corner of said Lot 4; thence South 00°01'00" East 569.20 feet to the Southwesterly corner of said Lot 4; thence South 71°16'48" East 177.06 feet, more or less, to the point of beginning.

TOGETHER WITH that portion deeded from Mark R. Holland and Janice A. Holland by Instrument recorded March 19, 2007 as 2007-4726, records of Klamath County, Oregon.

EXCEPTING THEREFROM that portion deeded to Mark R. Holland and Janice A. Holland by Instrument recorded March 19, 2007 as 2007-4727, records of Klamath County, Oregon

F-20

This property is free from liens and encumbrances, EXCEPT:

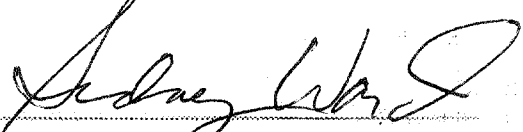
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

The true consideration for this conveyance is **\$600,000.00**.

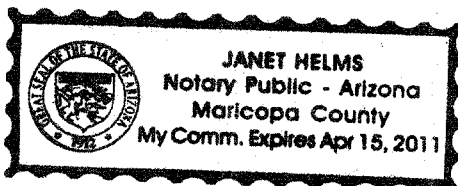
Dated this 27th day of September, 2007.

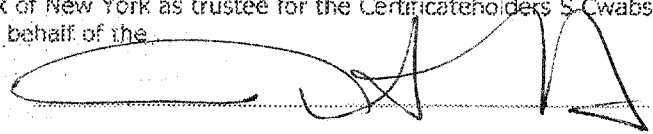
Bank of New York as trustee for the
Certificateholders S Cwabs, Inc. Asset-Backed
Notes, Series 2006-SD1


By: Sidney Ward as Assistant Secretary
CountryWide Home Loans Servicing Inc.
Attorney In Fact

STATE OF Arizona)
)ss.
County of Maricopa)

This instrument was acknowledged before me on this 27th day of September, 2007
by Sidney Ward as Closing Officer of Bank of New York as trustee for the Certificateholders S Cwabs, Inc.
Asset-Backed Notes, Series 2006-SD1, on behalf of the




Notary Public for Arizona
My commission expires