

2008-002224

Klamath County, Oregon



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02/21/2008 03:34:20 PM

Fee: \$26.00



After recording return to:

James M. Lee, III and Kimry A. Lee  
~~5825 Wocus Road~~ **PO BOX 1574**  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:

James M. Lee, III and Kimry A. Lee  
~~5825 Wocus Road~~ **PO BOX 1574**  
Klamath Falls, OR 97601

File No.: 7021-1175176 (ALF)

Date: February 04, 2008

THIS SPACE

### STATUTORY WARRANTY DEED

**Bank of New York as Trustee for the Certificateholder S of CWABS 2005-06**, Grantor, conveys and warrants to **James M. Lee, III and Kimry A. Lee, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**The SE1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

Beginning at a point which is North along the quarter line a distance of 371.14 feet from the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence North 89°49' West a distance of 390.1 feet to a point which is on the Easterly right of way line of the Old Dalles-California Highway; thence North 6°02' East along said Easterly right of way line a distance of 114.0 feet to a point; thence South 89°49' East a distance of 378.15 feet to a point which is on the North-South quarter line of said Section 7; thence South along said quarter line a distance of 113.4 feet to the point of beginning.

**NOTE: This legal description was created prior to January 1, 2008**

**Subject to:**

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.

The true consideration for this conveyance is **\$140,000.00**. (Here comply with requirements of ORS 93.030)

F26-

APN: R428941

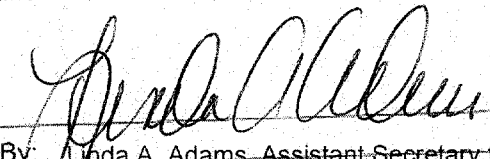
Statutory Warranty Deed  
- continued

File No.: 7021-1175176 (ALF)  
Date: 02/04/2008

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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 17 day of February, 2008

Bank of New York as Trustee for the  
Certificateholder S of CWABS 2005-06

  
By: Linda A. Adams, Assistant Secretary for  
Countrywide Home Loans Servicing LP as  
Attorney in Fact



M. McGEE  
Notary Public - Arizona  
Maricopa County  
Expires 02/15/09

STATE OF Arizona )  
 )ss.  
County of Maricopa )

This instrument was acknowledged before me on this 17th day of February, 2008  
by Linda A. Adams as Assistant Secretary of Bank of  
New York as Trustee for the Certificateholder S of CWABS 2005-06, on behalf of the.

Notary Public for Maricopa  
My commission expires: 2/15/09