

2009-005127

Klamath County, Oregon



00064156200900051270020022

THIS SPACE

04/13/2009 03:02:35 PM

Fee: \$26.00



After recording return to:

Jamie M Etters

1900 Esplanade Ave. *PO BOX 1907*

Klamath Falls, OR 97601

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

Jamie M Etters

1900 Esplanade Ave. *PO BOX 1907*

Klamath Falls, OR 97601

File No.: 7021-1375529 (ALF)

Date: March 19, 2009

STATUTORY WARRANTY DEED

The Bank of New York, as Trustee, for the benefit of CWABS, Inc., Asset-backed Certificates, Series 2006-3, Grantor, conveys and warrants to Jamie M Etters, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

THE WEST 57 FEET OF LOTS 12 AND 13, BLOCK 39, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF ESPLANADE AND ELDORADO STREETS BEING THE MOST WESTERLY CORNER OF BLOCK 39 AFORESAID; THENCE SOUTH ALONG THE EASTERLY LINE OF ELDORADO AVENUE TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 13, 57 FEET; THENCE NORTHWESTERLY PARALLEL WITH ELDORADO AVENUE TO THE SOUTHERLY LINE OF ESPLANADE; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF ESPLANADE TO THE PLACE 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 **\$129,000.00**. (Here comply with requirements of ORS 93.030)

FW

APN: R305217

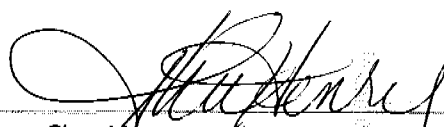
Statutory Warranty Deed
- continued

File No.: 7021-1375529 (ALF)
Date: 03/19/2009

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.

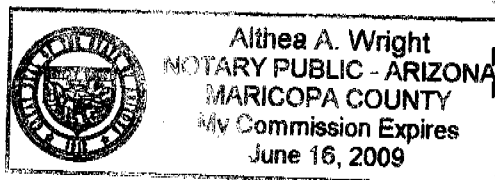
Dated this 2 day of April, 2009

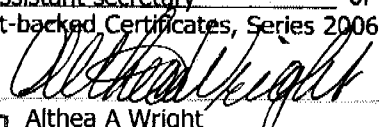
The Bank of New York, as Trustee, for the
benefit of CWABS, Inc., Asset-backed
Certificates, Series 2006-3


By: Sherri Henry, assistant secretary of
Countrywide Home Loans, Servicing LP,
as attorney in fact

STATE OF AZ)
)ss.
County of Maricopa)

This instrument was acknowledged before me on this 2 day of April, 2009
by Sherri Henry as assistant secretary of The Bank of New York, as
Trustee, for the benefit of CWABS, Inc., Asset-backed Certificates, Series 2006-3, on behalf of the .




Althea A Wright
Notary Public for Maricopa / AZ
My commission expires: June 16, 2009