

2009-007089

Klamath County, Oregon



00066411200900070890020028



After recording return to:  
Carmen Garcia Cobian  
~~2213 Lakeview Avenue~~  
Malin, OR 97632

PO Box 433

Until a change is requested all tax statements  
shall be sent to the following address:  
Carmen Garcia Cobian  
~~2213 Lakeview Avenue~~  
Malin, OR 97632

File No.: 7021-1379151 (ALF)  
Date: May 11, 2009

THIS SP/

05/20/2009 11:11:16 AM

Fee: \$26.00

### STATUTORY WARRANTY DEED

The Bank of New York Mellon Mellon as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Mortgage Pass-Through Certificates, Series 2005-HE2, Grantor, conveys and warrants to Carmen Garcia Cobian, 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:

**LOT 14, BLOCK 43, MALIN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.**

**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 **\$34,000.00**. (Here comply with requirements of ORS 93.030)

F26-

APN: R124092

Statutory Warranty Deed  
- continued

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Date: 05/11/2009

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.

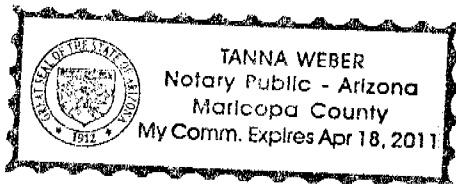
Dated this 18th day of May, 2009.

The Bank of New York Mellon as  
successor in interest to JPMorgan Chase Bank,  
N.A. as Trustee for Mortgage Pass-Through  
Certificates, Series 2005-HE2  
BAC Home Loans Servicing LP, F/K/A Countrywide  
Home Loans Servicing LP

By: Althea Wright  
Assistant Secretary

STATE OF Arizona )  
 )ss.  
County of Maricopa )

This instrument was acknowledged before me on this 18th day of May, 2009  
by **Bank of New York Mellon.**



Tanna Weber  
Tanna Weber

Notary Public for Maricopa  
My commission expires: 4-18-11