

2009-011425
Klamath County, Oregon



00071634200900114250030036

08/25/2009 03:27:26 PM

Fee: \$31.00

After recording return to: (Name, Address, Zip)

William B. Loomis & Stephanie Morrison
38112 North Hwy 97
Chiloquin, OR 97624

Until requested otherwise, send all tax statements to:
(Name, Address, Zip) *

Same as above

SPACE ABOVE RESERVED FOR RECORDER'S USE

SPECIAL WARRANTY DEED
(Corporate Grantor)

The Bank of New York Mellon, As Trustee (FKA The Bank of New York) on Behalf of CIT Mortgage Loan Trust 2007-1, Grantor, conveys and specially warrants to
William B. Loomis and Stephanie M. Morrison
 , Grantee, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein: situated in Klamath County, Oregon, to-wit:

See Legal Description attached hereto as Exhibit 'A'

Subject to and excepting: See attached Exhibit "B"

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. 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.

The true and actual consideration of this conveyance is \$176,500.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 11 day of August, 2009.

The Bank of New York Mellon, As Trustee (FKA The Bank of New York) on Behalf of CIT Mortgage Loan Trust 2007-1

Print Name: SHANNON HUTTON
Signature: SHANNON HUTTON
Title: AUTHORIZED SIGNATORY

STATE OF Oklahoma

County of **Oklahoma**

This instrument was acknowledged before me on this 11 day of Aug, 2009 by SHANNON HUTTON as AUTHORIZED SIGNATORY of The Bank of New York Mellon, As Trustee (FKA The Bank of New York) on Behalf of CIT Mortgage Loan Trust 2007-1.

Before me:

Notary Public for _____
My commission expires: _____



Slamt

Exhibit A
LEGAL DESCRIPTION

A Portion of Government Lot 7, Section 4, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Starting at a point 20 feet North of the Southwest corner of Government Lot 7, thence running East 750 feet; thence running North 275.16 feet; thence West 750 feet; thence South 275.16 feet to the place of beginning.

TOGETHER WITH an appurtenant easement, recorded December 21, 1995, at Volume M95, page 34753, and re-recorded January 5, 1996 at Volume M96, page 416.

EXHIBIT "B"

Subject to and excepting:

Taxes for the fiscal year 2009-2010, a lien not yet due and payable.
Account No. 3507-004A0-01000-000
Key No. 223680
Code No. 118

The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Timber Fire Patrol.

Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

Reservations and restrictions as contained in Land Status Report recorded February 16, 1959 in Volume 309, page 599, Deed Records of Klamath County, Oregon.

Reservations and restrictions as contained in Land Status Report recorded July 20, 1959 in Volume 314 at page 293 Deed Records of Klamath County, Oregon.

Conditional Use Permit Restrictive Covenant, subject to the terms and provisions thereof;
Recorded: December 19, 1994
Volume: M94, page 38018, Microfilm Records of Klamath County, Oregon

An easement created by instrument, subject to the terms and provisions thereof,
Dated: March 10, 1995
Recorded: May 16, 1995
Volume: M95, page 12661, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power & Light Company
To wit: "An easement or right of way ten (10) feet in width, for an electric underground distribution line of one or more conductors and all necessary or desirable appurtenances (including but not limited to the right to install conduits, surface or subsurface mounted transformers, surface mounted connection boxes and meter cabinets)."

Appurtenant agreement for easement, subject to the terms and provisions thereof;
Recorded: December 21, 1995
Volume: M95, page 34753, Microfilm Records of Klamath County, Oregon
Rerecorded: January 6, 1996
Volume: M96, page 00416, Microfilm Records of Klamath County, Oregon