

2009-015224

Klamath County, Oregon



12/01/2009 03:29:18 PM

Fee: \$47.00



THIS SPACE

After recording return to:
William O Phipps, Jr and Ferol M
Phipps
4179 Marian Court
Klamath Falls, OR 97603

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

William O Phipps, Jr and Ferol M
Phipps
4179 Marian Court
Klamath Falls, OR 97603

File No.: 7021-1422869 (ALF)

Date: October 16, 2009

STATUTORY WARRANTY DEED

The Bank of New York Mellon FKA The Bank of New York, as trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-BC2, Grantor, conveys and warrants to **William O Phipps, Jr and Ferol M Phipps, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$131,001.00**. (Here comply with requirements of ORS 93.030)

F47-

APN: R447537

Statutory Warranty Deed
- continued

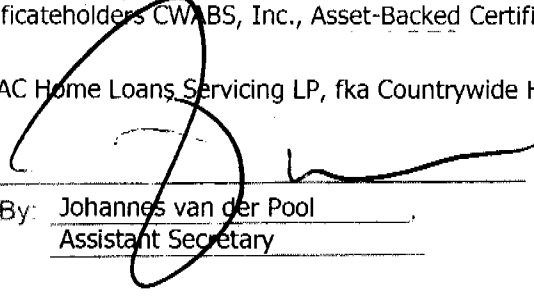
File No.: 7021-1422869 (ALF)
Date: 10/16/2009

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 19th day of October, 20 09.

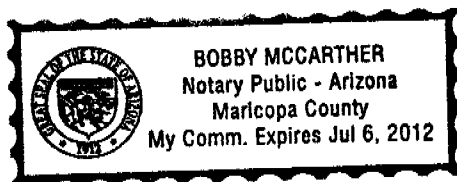
The Bank of New York Mellon FKA Bank of New York, as trustee for the
Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-BC2

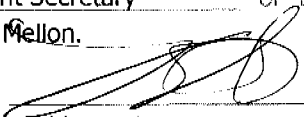
By BAC Home Loans Servicing LP, fka Countrywide Home Loans Servicing LP, as Attorney in Fact


By: Johannes van der Pool
Assistant Secretary

STATE OF ARIZONA)
)ss.
County of MARICOPA)

This instrument was acknowledged before me on this 19th day of October, 20 09
by Johannes van der Pool as Assistant Secretary of BAC Home Loans Servicing, L.P.
(NDTS), on behalf of the Bank of New York Mellon.




Bobby McCarther
Notary Public for Arizona
My commission expires: July 06, 2012

APN: R447537

Statutory Warranty Deed
- continued

File No.: 7021-1422869 (ALF)
Date: 10/16/2009

EXHIBIT A

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

LOT 9, BLOCK 1, TRACT NO. 1031, SHADOW HILLS SUBDIVISION NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

SAVING AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH 08° 54' 14" EAST, ALONG THE EAST LINE OF SAID LOT 9, 94.13 FEET TO THE NORTHWEST CORNER OF LOT 14 OF SAID BLOCK 1; THENCE NORTH 73° 56' 00" WEST 6.50 FEET; THENCE SOUTH 30° 20' 13" WEST 33.03 FEET; THENCE SOUTH 19° 49' 00" WEST 34.50 FEET; THENCE SOUTH 08° 16' 08" WEST 31.55 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 9; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS POINT BEARS SOUTH 03° 14' 02" WEST 250.00 FEET AND CENTRAL ANGLE EQUALS 05° 40' 12") 24.74 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON SAID "TRACT NO. 1031 SHADOW HILLS NO. 1".