2010-002509 Klamath County, Oregon





02/19/2010 03:09:45 PM

Fee: \$42.00

After recording return to: Michael V Roach 5483 Eastwood Drive Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Michael V Roach
5483 Eastwood Drive
Klamath Falls, OR 97603

File No.: 7021-1523263 (ALF) Date: January 19, 2010

## STATUTORY WARRANTY DEED

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-J5, Mortgage Pass-through Certificates, Series 2006-J5, Grantor, conveys and warrants to Michael V Roach, 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 IN BLOCK 8, TRACT 1064, FIRST ADDITION TO GATEWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

## Subject to:

 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 \$145,000.00. (Here comply with requirements of ORS 93.030)

File No.: **7021-1523263 (ALF)** Date: **01/19/2010** 

NOTARY PUBLIC
STATE OF ARMZONA
Marloopa County
TANNA WEBER
My Commission Expires April 18, 2011
Commission Number #278224

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 22nd day of	January , 20 10 .		
		•	
The Bank of New York Mellon FKA T	he Bank of		
New York, as Trustee for the Certification		1	
CWALT, Inc., Alternative Loan Trust			
Mortgage Pass-through Certificates,	Springs	-	<b>N</b> .
2006-J5 by BAC Home Loan's Serving L	7 Countravide		
Home Loans Servicing LP, as Attorney in Fact	27 Country wide	_ ~	
Home Edans Servicing Er , as Autorget 11 ast			W. Carry Mr.
1 161/			
Collin			
By: Cory Klapperich,		- ES	
Assistant Secretary		Į di	<b>4</b>
Assistant Secretary		<b>*# 5.6</b> 7	
	r · 🔪 /	• 7	
		· · · · · · · · · · · · · · · · · · ·	Sept. N. Y
STATE OF Arizona )			
)\$5	. #		
County of Maricopa )			
•			
This instrument was acknowledged before	e me on this <u>22nd</u> day of	January	, 20 <u>10</u>
by Cory Klapperich as	Assistant Secretary	or the	bank of New
York Mellon FKA The Bank of New York	, as trustee for the Certificaten	olderz CWALL, II	ic., Alternative
Loan Trust 2006-J5, Mortgage Pass-throu	gn Certificates, series 2000-55,,0	in decidal by the .	
	Tana. 110	10/15	
	Tanna Weber, Notary P	ublic	
NOTARY PUBLIC	Notary Public for Arizona	<del></del>	
STATE OF ACHEONA	My commission expires: 4/18/2	2011	
Made opa County	7.17 Commission Capites: 4/10/2	2011	

Page 2 of 2