

2010-002509

Klamath County, Oregon



00080293201000025090020021

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

THIS SPACE

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:

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

F42-

APN: R575924

Statutory Warranty Deed
- continued

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

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.

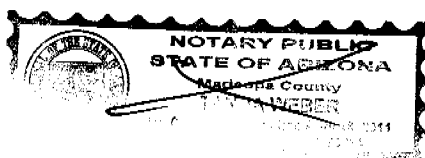
Dated this 22nd day of January, 2010.

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 by BAC Home Loans Servicing LP, FKA Countrywide
Home Loans Servicing LP, as Attorney in Fact

By: Cory Klapperich
Assistant Secretary

STATE OF Arizona)
)ss.
County of Maricopa)

This instrument was acknowledged before me on this 22nd day of January, 2010
by Cory Klapperich as Assistant Secretary of 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, on behalf of the .



Tanna Weber
Tanna Weber, Notary Public
Notary Public for Arizona
My commission expires: 4/18/2011

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