

2010-007677

Klamath County, Oregon



00086348201000076770030030



After recording return to:  
Nicole C. O'Hair  
802 Loma Linda  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Nicole C. O'Hair  
802 Loma Linda  
Klamath Falls, OR 97601

File No.: 7021-1580909 (ALF)  
Date: June 01, 2010

THIS SPACE

06/24/2010 03:27:48 PM

Fee: \$47.00

1st 1580909

### 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-OA17, Mortgage Pass-Through Certificates, Series 2006-OA17, Grantor, conveys and warrants to Nicole C. O'Hair, 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 21, LOMA LINDA HEIGHTS, 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 **\$168,000.00**. (Here comply with requirements of ORS 93.030)

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APN: R218446

Statutory Warranty Deed  
- continued

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Date: 06/01/2010

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 7 day of June, 2010.

The Bank of New York Mellon fka The Bank of  
New York as Trustee for the Certificateholders  
CWALT, Inc. Alternative Loan Trust 2006-OA17,  
Mortgage Pass-Through Certificates, Series 2006-  
OA17 BAC Home Loans Servicing LP, fka Countrywide  
Home Loans Servicing LP, as attorney-in-fact.

  
By: Cory Klapperich  
Assistant Secretary

File No.: **7021-1580909 (ALF)**  
Date: **06/01/2010**

Becky J. Donnelly, Notary Public  
Notary Public for Arizona  
My commission expires: 11/2/2010

