

1st 1698135

2011-006338  
Klamath County, Oregon



00102226201100063380030031

05/20/2011 11:32:27 AM

Fee: \$47.00

Prepared by and After Recording Return to:  
Continental REO Services, Inc.  
7777 Bonhomme Avenue, Suite 1100  
St. Louis, MO 63105

**UNTIL A CHANGE IS REQUESTED,  
SEND ALL TAX STATEMENTS TO:**

Kenneth Wing  
10405 Main  
North Plains OR 97133

### OREGON SPECIAL WARRANTY DEED

The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders C'WALT, Inc. Alternative Loan Trust 2005-63 Mortgage Pass-Through Certificates, Series 2005-63 ("Grantor") conveys and specially warrants to Kenneth Wing ("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:

A tract of land 75 feet in width on the North line of Lot 8, Block 92, BUENA VISTA ADDITION, to the City of Klamath Falls in the County of Klamath, State of Oregon, described as follows: Beginning at the most Southerly corner of Lot 8 in said Block and Addition; thence Easterly along the Southerly line of said lot, 40 feet; thence Northerly in a straight line to a point on the Northerly line of said lot, 75 feet Northeasterly from the most Westerly corner thereof; thence Southwesterly along the Northerly line of said lot to the most Westerly corner thereof; thence Southeasterly along the Westerly line of said lot to the place of beginning.

The true consideration for this conveyance is \$ 14,500.00

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 197.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

IN WITNESS WHEREOF, the said Grantor has executed this instrument as the 10 day of May, 20 11.

The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2005-63 Mortgage Pass-Through Certificates, Series 2005-63 By: BAC Home Loans Servicing LP. FKA Countrywide Home Loans Servicing LP., its Attorney-in-Fact

By: 

Its: Karen Gould, Assistant Secretary

STATE of \_\_\_\_\_ )  
 ) ss.  
COUNTY of \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a Notary Public in and for said County and State, personally came \_\_\_\_\_, of as Attorney in Fact for The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2005-63 Mortgage Pass-Through Certificates, Series 2005-63, the Grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year aforesaid.

See Attached

\_\_\_\_\_  
Notary Public

Warranty Deed  
Page 2 of 3

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Ventura

On May 10, 2011 before me, Brittni Baingo

Here Insert Name and Title of the Officer

personally appeared Karen Gould

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

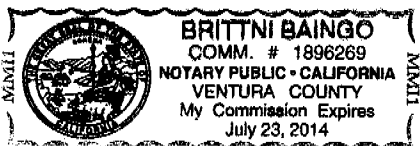
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal Above



## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: May 10, 2011

Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: Karen Gould

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☒ Other: Assistant Secretary

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER

Top of thumb here

RIGHT THUMBPRINT  
OF SIGNER

Top of thumb here

Warranty Deed  
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