

WTC 92248

2012-000688

Klamath County, Oregon



00112887201200006880030033

01/26/2012 11:17:01 AM

Fee: \$47.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE

AFTER RECORDING RETURN TO:

Ashley N Ruiz
6819 Alway Drive
Klamath Falls, OR 97603

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Special Warranty Deed – Statutory Form

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

The Bank of New York Mellon FKA The Bank of New York as trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-10

2375 N. Glenville Drive
Richardson, TX 75082

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Ashley N Ruiz

6819 Alway Drive
Klamath Falls, OR 97603

4) TRUE AND ACTUAL CONSIDERATION
ORS 93.030(5) – Amount in dollars or other

\$ 66,900.00 ☐ Other

5) SEND TAX STATEMENTS TO:

Ashley N Ruiz
6819 Alway Drive
Klamath Falls, Oregon 97603

6) SATISFACTION of ORDER or WARRANT
ORS 204.125(1)(e)

CHECK ONE:
(If applicable) ☒ FULL
☐ PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125 (1)(c)

\$ _____

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF

_____ TO CORRECT
PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____
_____, OR AS FEE NUMBER _____
_____."

470m

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR'S NAME:
The Bank of New York Mellon FKA The Bank of
New York as trustee for the Certificateholders of
the CWABS, Inc., Asset-Backed Certificates,
Series 2005-10

GRANTEE'S NAME:
Ashley N Ruiz

SEND TAX STATEMENTS TO:
Ashley N Ruiz
6819 Alway Drive
Klamath Falls, Oregon 97603

AFTER RECORDING RETURN TO:
Ashley N Ruiz
6819 Alway Drive
Klamath Falls, Oregon 97603

Escrow No: 20110040256-FTPOR03

3123 Cannon Avenue
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

The Bank of New York Mellon FKA The Bank of New York as trustee for the Certificateholders of the
CWABS, Inc., Asset-Backed Certificates, Series 2005-10

Grantor, conveys and specially warrants to

Ashley N Ruiz

Grantee, the following described real property free and clear of encumbrances created or suffered by the
grantor except as specifically set forth below:

The West one-half of Lot 17 of Block 1 of FIRST ADDITION TO ALTAMONT ACRES, according
to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ENCUMBRANCES: Save and Except: Taxes, covenants, conditions, restrictions, easements, rights of
way, homeowners association assessments, if any, and other matters now of record.

The Grantee(s) or Purchaser(s) of the property may not re-sell, record an additional conveyance document, or
otherwise transfer title to the property within 60 days following the grantor's execution of this deed.

**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, 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**


20110040256-FTPOR03
Deed (Special Warranty – Statutory Form)

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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this conveyance is \$66,900.00.

Dated 01/18/12; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

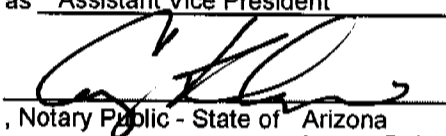
The Bank of New York Mellon FKA The Bank of New York as trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-10

BY: 
Lupe Zapata

ITS: Assistant Vice President

State of Arizona
County of Maricopa

This instrument was acknowledged before me on January 18, 20 12 by
Lupe Zapata
as Assistant Vice President of Bank of America, N.A.


, Notary Public - State of Arizona
My commission expires: August 5, 2015

