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2012-000698

Klamath County, Oregon



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01/26/2012 03:21:48 PM

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:

Jaymie P Panuncialman
1200 Arrowhead Road
Klamath Falls, OR 97601

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 CWALT, INC., ALTERNATIVE LOAN TRUST 2007-22

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

Jaymie P Panuncialman

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ 231,000.00

☐ Other

5) SEND TAX STATEMENTS TO:

Jaymie P Panuncialman

6908 Redstart Rd.

Klamath Falls, OR 97601

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

_____."

47Jan

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 CWALT, INC.,
ALTERNATIVE LOAN TRUST 2007-22

GRANTEE'S NAME:

Jaymie P Panuncialman

SEND TAX STATEMENTS TO:

Jaymie P Panuncialman
1200 Arrowhead Road
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Jaymie P Panuncialman
1200 Arrowhead Road
Klamath Falls, OR 97601
Escrow No: 20110035203-FTPOR03
1200 Arrowhead Road
Klamath Falls, OR 97601

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 CWALT, INC., ALTERNATIVE LOAN TRUST 2007-22

Grantor, conveys and specially warrants to

Jaymie P Panuncialman

Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in Klamath County, Instrument No. 2007-012770, except as specifically set forth below

LOTS 4 AND 11 IN BLOCK 3 OF TRACT 1091-LYNNEWOOD ADDITION TO THE CITY OF
KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE
OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH THAT
PORTION OF VACATED ARROWHEAD DRIVE WHICH INURED TO LOT 4

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

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 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 \$231,000.00.

Dated December 29, 2011; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Monja Steimer
THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWALT, INC.,
ALTERNATIVE LOAN TRUST 2007-22

By: Bank of America, N.A., successor by merger to
BAC Home Loans Servicing, LP, FKA Countrywide
Home Loans Servicing LP as attorney in fact
Monja Steimer, Assistant Vice President

State of Arizona
County of Maricopa

This instrument was acknowledged before me on Dec. 29, 2011 by
Monja Steimer

as Assistant Vice President of Bank of America, N.A.

[Signature]

Bobby McCarther

, Notary Public - State of Arizona
My commission expires: 7/06/2012

