

WTC-92669

2012-001913
Klamath County, Oregon



00114304201200019130030035

02/22/2012 09:20:13 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:

Michael S. Crofoot and Denae L. Crofoot
1406 Lookout Avenue
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 THE CWABS INC. ASSET-BACKED CERTIFICATES, SERIES 2006-22

2375 N Glenville Drive
Richardson, TX 75082

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

Michael S. Crofoot and Denae L. Crofoot

1406 Lookout Avenue
Klamath Falls, OR 97601

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

\$ 24,000.00

☐ Other

5) SEND TAX STATEMENTS TO:

Michael S. Crofoot and Denae L.
Crofoot
1406 Lookout Ave.
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

47Amf

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
2006-22

GRANTEE'S NAME:

Michael S. Crofoot and Denae L. Crofoot

SEND TAX STATEMENTS TO:

Michael S. Crofoot and Denae L. Crofoot
1406 Lookout Ave.
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Michael S. Crofoot and Denae L. Crofoot
1406 Lookout Avenue
Klamath Falls, OR 97601

Escrow No: 20110042581-FTPOR03

721 Mount Whitney Street

Klamath, 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 THE CWABS INC. ASSET-BACKED CERTIFICATES, SERIES 2006-22,
Grantor, conveys and specially warrants to Michael S. Crofoot and Denae L. Crofoot, as tenants by the
entirety,

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. 2006-023593, except as
specifically set forth below.

The NE1/2 of Lot 7 and all of Lot 8 in Block 7, FIRST 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.

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
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 \$24,000.00.

20110042581-FTPOR03

Deed (Special Warranty – Statutory Form)

Dated 2/10/2012; 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
2006-22

By: *Monja Steimer*
BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING,
LP, AS ATTORNEY IN FACT

Name: Monja Steimer

Title: Assistant Vice President

State of Arizona
County of Maricopa

This instrument was acknowledged before me on 2/10/12, 20__ by
Monja Steimer
as Assistant Vice President of Bank of America, N.A.

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

