

WTC 92094

2012-003013

Klamath County, Oregon



00115650201200030130020022

03/22/2012 03:20:49 PM

Fee: \$42.00

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 CWABS, INC.,
ASSET-BACKED CERTIFICATES, SERIES
2006-26

GRANTEE'S NAME:

Hugh Grimes and Juanita Grimes

SEND TAX STATEMENTS TO:

Hugh Grimes and Juanita Grimes
5431 Leader Ave
Sacto, CA 95841

AFTER RECORDING RETURN TO:

Hugh Grimes and Juanita Grimes
5431 Leader Avenue
Sacto, CA 95841

Escrow No: 20110038992-FTPOR03

1867 Fargo Street

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 CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-26,
Grantor, conveys and specially warrants to Hugh Grimes and Juanita Grimes,

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. 2006-025034, except as specifically set forth below.

The West 95 feet of Lot 1, Block 9, PLEASANT VIEW TRACTS, according to the official plat
thereof on file in the office of the County Clerk, Klamath County, Oregon. EXCEPTING
THEREFROM that portion conveyed to Klamath for road purposes.

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 \$28,000.00.

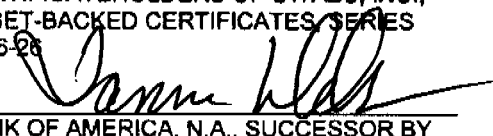
20110038992-FTPOR03

Deed (Special Warranty – Statutory Form)

429m

Dated March 16, 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 CWABS, INC.,
ASSET-BACKED CERTIFICATES, SERIES
2006-28

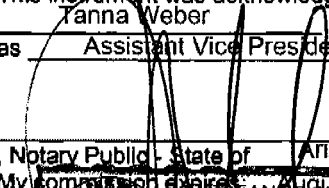

By: 
BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING,
LP, AS ATTORNEY IN FACT

Name: Tanna Weber

Title: Assistant Vice President

State of Arizona
County of Maricopa

This instrument was acknowledged before me on March 16, 2012 by
Tanna Weber
as Assistant Vice President of Bank of America, N.A., successor by
merger to BAC Home Loans Servicing, LP


Notary Public - State of Arizona
My commission expires AUGUST 5, 2015
 ROSANNE SILVESTRO
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
August 5, 2015