

2012-003788

Klamath County, Oregon



00116543201200037880030035

04/11/2012 11:38:30 AM

Fee: \$47.00

MT092339

RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

GRANTOR:

THE BANK OF NEW YORK MELLON FKA THE  
BANK OF NEW YORK, A S TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWALT,  
INC., ALTERNATIVE LOAN TRUST 2007-18CB  
MORTGAGE PASS-THROUGH CERTIFICATES,  
SERIES 2007-18CB

2375 N Glenville Drive

Richardson, TX 75082

GRANTEE:

Rafael Galvan and Elias Galvan

1444 Patterson

Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Rafael Galvan and Elias Galvan

3948 Summers Lane

Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Rafael Galvan and Elias Galvan

3948 Summers Lane

Klamath Falls, OR 97603

Escrow No: 20110040797-FTPOR03

3948 Summers Lane

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 CWALT, INC., ALTERNATIVE LOAN TRUST 2007-18CB  
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-18CB, Grantor, conveys and specially  
warrants to Rafael Galvan and Elias Galvan,

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 of grantor as beneficiary, assignee, or nominee,  
or the trustee or successor trustee under that certain trust deed recorded in Klamath County, Instrument  
No. 2 007-010791, except as specifically set forth below.

SEE LEGAL DESCRIPTION ATTACHED HERETO

The true consideration for this conveyance is \$75,900.00.

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, SECTIONS 2  
TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON  
LAWS 2010. 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,  
SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7,  
CHAPTER 8, OREGON LAWS 2010.**

Dated MARCH 23, 2012; if a corporate grantor, it has caused its name to be signed by  
order of its board of directors.

20110040797-FTPOR03

Deed (Special Warranty – Statutory Form)

47 HUT

THE BANK OF NEW YORK MELLON FKA THE  
BANK OF NEW YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWALT, INC.,  
ALTERNATIVE LOAN TRUST 2007-18CB  
MORTGAGE PASS-THROUGH CERTIFICATES,  
SERIES 2007-18CB

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

Name: Irene Carrillo

Title: AVP

State of AZ  
County of MARICOPA

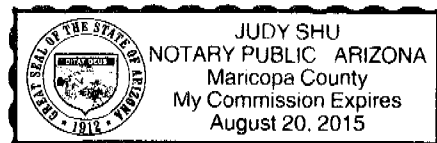
This instrument was acknowledged before me on MARCH 23, 2012 by

Irene Carrillo  
as AVP of \_\_\_\_\_

[Signature]  
\_\_\_\_\_  
, Notary Public - State of AZ

My commission expires:

AUGUST 20, 2015



### LEGAL DESCRIPTION

The Easterly 144 feet of TRACT 3, LANDIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.