

2012-004102

Klamath County, Oregon

MTC91948

**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.



00116932201200041020040044

04/19/2012 03:16:28 PM

Fee: \$52.00

THIS IS NOT A REVENUE INSTRUMENT  
THE COUNTY RECORDING OFFICE

**AFTER RECORDING RETURN TO:**

Nancy L. Wallace and Gregory E Wallace  
152390 Wagon Trail Rd  
LaPine, OR 97739

**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 2007-5CB, Mortgage Pass-Through Certificates, Series 2007-5CB  
400 National Way  
Simi Valley, CA 93065

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

Nancy L. Wallace and Gregory E Wallace  
152390 Wagon Trail Rd.  
La Pine, OR 97739

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

98,900.00

☐ Other**5) SEND TAX STATEMENTS TO:**

Nancy L. Wallace and Gregory E  
Wallace

152390 Wagon Trail Rd.  
La Pine, OR 97739

**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 \_\_\_\_\_

52 ALUT

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 2007-5CB,  
Mortgage Pass-Through Certificates, Series  
2007-5CB

GRANTEE'S NAME:  
Nancy L. Wallace and Gregory E Wallace

SEND TAX STATEMENTS TO:  
Nancy L. Wallace and Gregory E Wallace  
152390 Wagon Trail Rd.  
La Pine, OR 97739

AFTER RECORDING RETURN TO:  
Nancy L. Wallace and Gregory E Wallace  
152390 Wagon Trail Rd  
LaPine, OR 97739

Escrow No: 4611021870-FTEUG03  
152390 Wagon Trail Rd  
LaPine, OR 97739

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 2007-5CB, Mortgage Pass-Through Certificates, Series 2007-5CB,  
Grantor, conveys and specially warrants to  
Nancy L. Wallace and Gregory E Wallace, 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 of successor trustee under that certain trust deed recorded in Klamath County, Instrument  
No. 2007-000909 except as specifically set forth below:

Lot 37 in Block 6 of Wagon Trail Acreages, Number One, Second Addition, according to the  
official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

ENCUMBRANCES: Rights of the public, easements, reservations, covenants conditions and restrictions  
of record, if any

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.

The true consideration for this conveyance is \$98,900.00.

Dated 2-27-12

The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2007-5CB, Mortgage Pass-Through Certificates, Series 2007-5CB, by Bank of America, N.A., as attorney in fact


BY: 

As: Russell Black, AVP

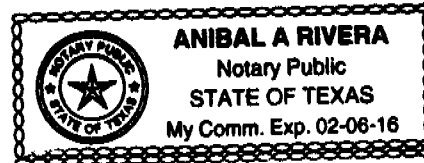
State of TEXAS

COUNTY of COLLIN

This instrument was acknowledged before me on MARCH 7th, 2012, by Russell Black as AVP of Bank of America, N.A., attorney in fact for The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2007-5CB, Mortgage Pass-Through Certificates, Series 2007-5CB.

  
Notary Public - State of TEXAS

My commission expires: 2-6-16



RECORD AND RETURN  
BANK OF AMERICA  
2505 W CHANDLER BLVD  
CHDLR-D3  
CHANDLER, AZ 85224

POWER OF ATTORNEY

The undersigned, as Trustee under the Pooling and Servicing Agreements (as defined below) hereby constitutes and appoints BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP and its authorized officers (collectively, "CHL Servicing") and each of them, its true and lawful attorneys-in-fact and agents, with full powers of substitution and resubstitution, for and in its name, place and stead, in any and all capacities, for the limited purpose of executing and recording any and all documents necessary to effect (i) a foreclosure of a Mortgage Loan, (ii) the disposition of an REO Property, (iii) an assumption agreement or modification agreement or supplement to the Mortgage Note, Mortgage, or deed of trust, and (iv) a reconveyance, deed of reconveyance or release or satisfaction of mortgage or such instrument releasing the lien of a Mortgage in connection with the transactions contemplated in those certain Pooling and Servicing Agreements (the "Pooling and Servicing Agreement") by and among the undersigned, CHL Servicing, CHL, and CWABS, Inc. The undersigned also grants unto said attorneys-in-fact and agents, and each of them, the full power and authority to do and perform each and every act and thing requisite and necessary to be done in and about the premises, as fully to all intents and purposes as might or could be done in person to effect items (i), (ii) and (iii) above, hereby ratifying and confirming all that said attorneys-in-fact and agents or any of them, or their substitutes, may lawfully do or cause to be done by virtue hereof. Any capitalized term not otherwise defined herein shall have the meaning assigned to such term in the Pooling and Servicing Agreements.

THE BANK OF NEW YORK MELLON, as Trustee

Witness:

  
Christian Davi

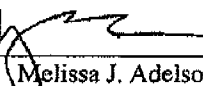
By:

  
William Herrmann  
Vice President

Witness:

  
Francesco D'Andrea

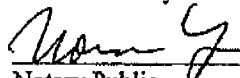
By:

  
Melissa J. Adelson  
Managing Director

STATE OF: New York  
COUNTY OF: Queens

On the 12<sup>th</sup> day of August, 2010, before me, Norman Yu, a Notary Public in and for said, personally appeared William Herrmann, known to me to be as a Vice President, and Melissa J. Adelson, known to me to be a Managing Director of the Bank of New York Mellon, a New York banking corporation that executed the within instrument, and also known to me to be the persons who executed said instrument on behalf of said New York banking corporation and acknowledged to me that such New York banking corporation executed the within instrument.

IN WITNESS THEREOF, I have hereunto set my hand and affixed by official seal the day and year in this certificate first above written.

  
Notary Public

Norman Yu  
NOTARY PUBLIC  
STATE OF NEW YORK  
Qualified in Queens County  
LIC# 01YU6183731  
COMM. EXP. 3-24-2012