

2012-004298

Klamath County, Oregon



00117160201200042980020027

04/25/2012 11:58:44 AM

Fee: \$42.00

MTC 92880

RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

GRANTOR:

THE BANK OF NEW YORK MELLON FKA THE  
BANK OF NEW YORK, AS TRUSTEE FOR THE  
BENEFIT OF THE CERTIFICATEHOLDERS OF  
THE CWABS INC., ASSET-BACKED  
CERTIFICATES, SERIES 2007-SD1

2375 N Glenville Drive  
Richardson, TX 75082

GRANTEE:

Angelica Alonzo  
3900 Hillyard Ave #404  
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Angelica Alonzo  
10681 McGuire Avenue  
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Angelica Alonzo  
10681 McGuire Avenue  
Klamath Falls, OR 97603  
Escrow No: 20120044823-FTPOR03  
10681 McGuire Avenue  
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  
BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES,  
SERIES 2007-SD1, Grantor, conveys and specially warrants to Angelica Alonzo,

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. 2006-024328, except as specifically set forth below.

Unit 10681, (McGuire Avenue), Tract 1336 - FALCON HEIGHTS CONDOMINIUMS - STAGE 1  
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.

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 \$55,700.00.

Dated 3/20/12; if a corporate grantor, it has caused its name to be signed by order  
of its board of directors.

20120044823-FTPOR03  
Deed (Special Warranty – Statutory Form)

42911

THE BANK OF NEW YORK MELLON FKA THE  
BANK OF NEW YORK, AS TRUSTEE FOR THE  
BENEFIT OF THE CERTIFICATEHOLDERS OF  
THE CWABS INC., ASSET-BACKED  
CERTIFICATES, SERIES 2007-SD1

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_  
Janet L. Helms; Asst Vice President

State of AZ  
County of Maricopa

This instrument was acknowledged before me on 3/20/12, 20\_\_ by  
Janet L. Helms  
as AVP of Bank of America NA

\_\_\_\_\_  
Notary Public - State of AZ  
My commission expires Trisha Mothershed  
5/10/13

