

2012-004344

Klamath County, Oregon



00117226201200043440030038

04/26/2012 03:24:39 PM

Fee: \$47.00

**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  
CERTIFICATEHOLDERS OF THE CWABS, INC.  
ASSET-BACKED CERTIFICATES, SERIES  
2005-9

2375 N Glenville Drive  
Richardson, TX 75082

**GRANTEE:**

Phillip L Doddridge  
1442 Wiard St  
Klamath Falls, OR 97603

**SEND TAX STATEMENTS TO:**

Phillip L Doddridge  
17761 Cougar Ridge Road  
Klamath Falls, OR 97603

**AFTER RECORDING RETURN TO:**

Phillip L Doddridge  
17761 Cougar Ridge Road  
Klamath Falls, OR 97603  
Escrow No: 20110038203-FTPOR03  
17761 Cougar Ridge Road  
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 CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-9,  
Grantor, conveys and specially warrants to Phillip L Doddridge,

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. M05-62431, except as specifically set forth below.

SEE LEGAL DESCRIPTION ATTACHED HERETO

The true consideration for this conveyance is \$125,800.00.

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 April 11, 2012; if a corporate grantor, it has caused its name to be signed by  
order of its board of directors.

4712m

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 2005-9

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

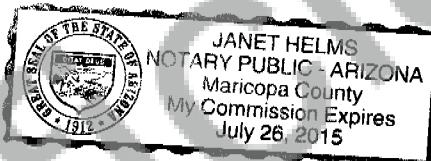
Name: Tiffany Stewart,

Title: Assistant Vice President

State of ARIZONA  
County of MARICOPA

This instrument was acknowledged before me on April 11, 2012 by  
Tiffany Stewart  
as Assistant Vice President of Bank of America N.A. as Servicer

[Signature] Janet Helms  
, Notary Public - State of ARIZONA  
My commission expires: July 26, 2015



**LEGAL DESCRIPTION**

The SE1/4 of the NW1/4 of the NW1/4 of Section 28, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Unofficial  
Copy