

UTC 92194

2012-005427
Klamath County, Oregon



RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

05/18/2012 03:13:00 PM

Fee: \$47.00

GRANTOR:
THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWALT,
INC., ALTERNATIVE LOAN TRUST 2006-46,
MORTGAGE PASS-THROUGH CERTIFICATES
SERIES 2006-46,
2375 N Glenville Drive
Richardson, TX 75082

GRANTEE:
Christopher A Cook
11830 Ground Court
Klamath Falls, Or 97603

SEND TAX STATEMENTS TO:
Christopher A Cook
11830 Ground Court
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Christopher A Cook
11830 Ground Court
Klamath Falls, OR 97603

Escrow No: 20110039732-FTPOR03
3529 Bristol 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
CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-46, MORTGAGE
PASS-THROUGH CERTIFICATES SERIES 2006-46. Grantor, conveys and specially warrants to
Christopher A Cook

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. 2006-019439, except as specifically set forth below.

SEE LEGAL DESCRIPTION ATTACHED HERETO: EXHIBIT ONE

The true consideration for this conveyance is \$40,000.00.

ENCUMBRANCES: Save and Except: Taxes, covenants, conditions, restrictions, easements, rights of
way, homeowners association assessments, if any, and other matters of record.

The Grantees(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, 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**

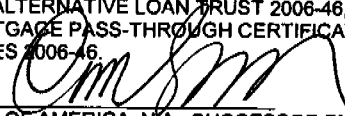
20110039732-FTPOR03
Deed (Special Warranty - Statutory Form)

470m

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 5/10/12; 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 THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-46, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-46.


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

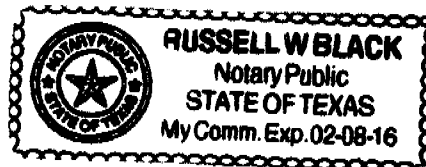
Name: Cindy Ton

Title: Assistant Vice President

State of Texas
County of Collin

This instrument was acknowledged before me on MAY 10th, 2012 by
Cindy Ton
as Assistant VP of Bank of America


_____, Notary Public - State of Texas
My commission expires: 02/08/16



LEGAL DESCRIPTION

EXHIBIT ONE

The Westerly 100 feet of the Easterly 183.5 Feet of Lot 10 in Block 2, of SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the Southerly 5 feet conveyed to Klamath County by Deed recorded April 5, 1957 in Volume 290, page 606, Deed records of Klamath County, Oregon