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2012-005590 Klamath County, Oregon



05/22/2012 03:12:15 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 CWABS, INC., ASSET BACKED CERTIFICATES SERIES 2006-23 FKA THE BANK OF NEW YORK 2375 N Glenville Drive Richardson, TX 75082 **GRANTEE:** Joe Keith Hamilton and Vera K Hamilton 10231 Cinnimon Teal Drive Klamath Falls, OR 97601 SEND TAX STATEMENTS TO: Joe Keith Hamilton and Vera K Hamilton 10231 Cinnimon Teal Drive Klamath Falls, OR 97601 AFTER RECORDING RETURN TO: Joe Keith Hamilton and Vera K Hamilton 10231 Cinnimon Teal Drive Klamath Falls, OR 97601 Escrow No: 20120045830-FTPOR03 4033 Mack 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 CWABS, INC., ASSET BACKED CERTIFICATES SERIES 2006-23 FKA THE BANK OF NEW YORK, Grantor, conveys and specially warrants to Joe Keith Hamilton and Vera K Hamilton,

Grantee, the following described real property free and clear of encumbrances <u>and claims</u> created or suffered by the grantor <u>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. 2006-20012, except as specifically set forth below.</u>

## SEE LEGAL DESCRIPTION ATTACHED HERETO

The true consideration for this conveyance is \$51,605.00.

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

The Grantee(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 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,

20120045830-FTPOR03 Deed (Special Warranty – Statutory Form)

470ml

Dated	MAR 30TH	2012	; if a corporate grantor, it has caused its name to be signed by
order o	of its board of dire	ctors	

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATENOLDERS CWABS, INC., ASSET
BACKED CERTIFICATES SERIES 2006-23

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

LP, AS ATTORNEY IN FACT

Name: CINDY TON

Title: Assistant Vice Presient

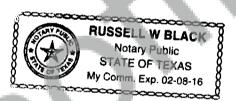
Texas State of County of Collin

This instrument was acknowledged before me on <u>MAR 30TH</u>, 2012 by

Cindy Ton
Assistant VP as

of\_ Bank of America

, Notary Public - State of <u>Texas</u>
My commission expires: 02/08/16



## LEGAL DESCRIPTION

Beginning at a point which lies North 1° 14' West a distance of 680.3 feet and South 89° 26' West a distance of 205 feet from an iron pin which marks the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, running thence South 89° 26' West a distance of 125 feet; thence North 1° 4' West a distance of 144.2 feet; thence North 89° 24' East a distance of 125 feet; thence South 1° 14' East a distance of 144.3 feet, more or less, to the place of beginning in S1/2 S1/2 N1/4 SE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING therefrom the manufactured home thereon.