

WTC 93048

2012-005590

Klamath County, Oregon



00118646201200055900030035

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 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. 2006-20012, except as specifically set forth below.

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)

47 Jmt

Dated MAR 30TH 2012; 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 CWABS, INC., ASSET
BACKED CERTIFICATES SERIES 2006-23

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

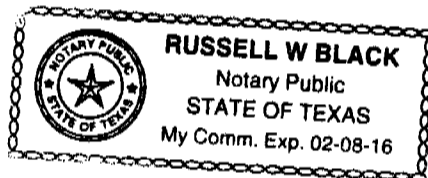
Name: CINDY TON

Title: Assistant Vice President

State of Texas
County of Collin

This instrument was acknowledged before me on MAR 30TH, 2012 by
Cindy Ton
as Assistant VP of Bank of America.

[Signature]
, Notary Public - State of Texas
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.