

WTC 93440

2012-005901

Klamath County, Oregon

RECORDING REQUESTED BY:
T.D. SERVICE COMPANY



00119029201200059010040046

05/30/2012 03:20:22 PM

Fee: \$52.00

AFTER RECORDING MAIL TO:
BANK OF AMERICA
30870 RUSSELL RANCH RD
WESTLAKE VILLAGE, CA 91362

SEND TAX STATEMENTS TO:
BANK OF AMERICA
30870 RUSSELL RANCH RD
WESTLAKE VILLAGE, CA 91362

WARRANTY DEED

MERS MIN:

MERS PH: (888)679-6377

ORDER: 120130921

APN: 487477 FILE #: DL46543 LOAN #: 157207205

THE GRANTOR, RONALD S. POCHATKO AND CATHERINE POCHATKO ,
for good and valuable consideration, conveys and warrants to BANK OF NEW YORK
MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES,
SERIES 2007-4 the following described real estate situate in the County of KLAMATH, State
of Oregon:

LOT 13 IN BLOCK 15 OF FIRST ADDITION TO KLAMATH RIVER ACRES, ACCORDING TO
THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH
COUNTY, OREGON

The Grantee by accepting and recording the Deed does not intend a merger of its interest
under that certain deed of trust recorded under VOLUME 2007-001749 records of KLAMATH
County with the fee title herein conveyed to take place and it is the intention of the parties that
the property above-described shall remain subject to the lien of said deed of trust which lien shall
remain a first lien upon the property.

Dated: 5-4-2012

RONALD S. POCHATKO

Dated: 5-4-2012

CATHERINE POCHATKO

"This instrument is being recorded as an
ACCOMMODATION ONLY, with no
Representation as to its effect upon title"

State of Florida
County of Lake
Sworn before me this 4 day of
May 2012 who personally
appeared Ronald Pochatko Sr.
and produced Oregon DL 513927
as identification.

Notary

State of Florida
County of Lake
Sworn before me this 4 day of
May 2012 who personally
appeared Catherine Pochatko
and produced Oregon DL 513927
as identification.

Notary

529412

NOTARY PAGE
WARRANTY DEED

State of Fl.

County of Lake

I certify that I know or have satisfactory evidence that Dennis & Catherine Pac Horko -
Is/are the person(s) who appeared before me and said person(s) acknowledged that they signed
this instrument and acknowledged it as the free and voluntary act for the uses and purposes
mentioned in the instrument.

Dated: 5/4/12

Signature: [Signature]

Printed Name: Stuart Starr

My commission expires: myself Feb 25, 2013



EXHIBIT "A"
ESTOPPEL AFFIDAVIT
Affidavit of Individual Giving Deed in Lieu of Foreclosure

MERS MIN:

MERS PH: (888)679-6377

APN: 487477 FILE #: DL46543 LOAN #: 157207205

STATE OF FL

COUNTY OF La Ke.

RONALD S. POCHATKO AND CATHERINE POCHATKO being first duly sworn, each for himself and herself, deposes and says: That they are the identical parties who made, executed and delivered that certain deed to BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-4 dated _ day of 5-4 2012, conveying the following described property, to wit:

LOT 13 IN BLOCK 15 OF FIRST ADDITION TO KLAMATH RIVER ACRES, ACCORDING TO THE OFFICLA PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

That the aforesaid deed is intended to be and is an absolute conveyance of the title to said premises to the grantee named therein, and was not and is not now intended as mortgage, trust, conveyance, or security of any kind; that it was the intention of affiants as grantors in said deed to convey, and by said deed these affiants did convey to the grantee therein all their right, title, and interest absolutely in and to said premises; that possession of said premises has been surrendered to the grantee;

That in the execution and delivery of said deed affiants were not acting under any misapprehension as to the affect thereof, and acted freely and voluntarily and were not acting under coercion or duress;

That the consideration for said deed was and is payment to the affiants of the sum of \$ -0-, by grantee, and the full cancellation of all debts, obligations, costs, and charges secured by that certain Deed of Trust heretofore existing on said property executed by RONALD S. POCHATKO AND CATHERINE POCHATKO Trustor, to FIDELITY NATIONAL TITLE INSURANCE CO., as Trustee, for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC(MERS) AS NOMINEE FOR AMERICA'S WHOLESALE LENDER, A NEW YORK CORPORATION, As Beneficiary, dated 01/22/2007, and recorded as VOLUME 2007-001749, of Official Records, of the County of KLAMATH, OREGON, and the reconveyance of said property under said Deed of Trust; that at the time of making said deed, affiants believed and now believe that the aforesaid consideration therefore represents the fair value of the property so deeded;

This affidavit is made for the protection and benefit of the grantee in said deed, his successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described, and particularly for the benefit of the LSI, which is about to insure the title to said property in reliance thereon, and any other title company which may hereafter insure the title to said property;

That affiants, and each of them will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or which may hereafter be instituted, to the trust of the particular facts hereinabove set forth.

Dated: 5-4-2012



RONALD S. POCHATKO

Dated: 5-4-2012



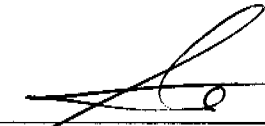
CATHERINE POCHATKO

State of FL

County of Colo

I certify that I know or have satisfactory evidence that Catherine & Ronald Pochatko
Is/are the person(s) who appeared before me and said person(s) acknowledged that they signed this instrument and acknowledged it as the free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 5/4/2012

Signature: 

Printed Name: Stuart Starr

My commission expires: Feb 25, 2013

