

UTC92913

2012-006268  
Klamath County, Oregon



RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

06/08/2012 03:18:28 PM

Fee: \$47.00

GRANTOR:  
THE BANK OF NEW YORK MELLON FKA THE  
BANK OF NEW YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS CWALT, INC.,  
ALTERNATIVE LOAN TRUST  
2005-20CB, MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2005-20CB  
2375 N Glenville Drive  
Richardson, TX 75082

GRANTEE:  
Arlene J Jones  
1641 Ivory Street  
Klamath Falls, Or 97603

SEND TAX STATEMENTS TO:  
Arlene J Jones  
328 W Oregon Avenue  
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:  
Arlene J Jones  
328 W Oregon Avenue  
Klamath Falls, OR 97601

Escrow No: 20120045064-FTPOR03  
328 W Oregon Avenue  
Klamath Falls, OR 97601

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 CWALT, INC., ALTERNATIVE LOAN TRUST 2005-20CB, MORTGAGE  
PASS-THROUGH CERTIFICATES, SERIES 2005-20CB Grantor, conveys and specially warrants to  
Arlene J Jones

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. book/reel/volume No. M05 at Page 26544, except as specifically set forth below.

SEE LEGAL DESCRIPTION ATTACHED HERETO: EXHIBIT ONE

The true consideration for this conveyance is \$109,900.00.

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

20120045064-FTPOR03  
Deed (Special Warranty – Statutory Form)

479WJ

SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7,  
CHAPTER 8, OREGON LAWS 2010.

Dated MAY 4, 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 CWALT, INC.,  
ALTERNATIVE LOAN TRUST  
2005-20CB, MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2005-20CB

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

Name: MARTA QUINTEROS

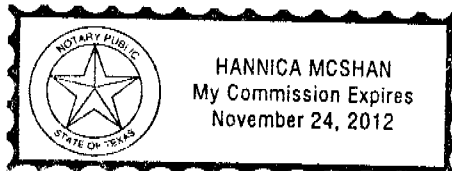
Title: ASST. VICE PRESIDENT

State of TEXAS  
County of COLLIN

This instrument was acknowledged before me on MAY 4, 2012 by  
MARTA QUINTEROS

as ASST. VICE PRESIDENT of BANK OF AMERICA N.A.

[Signature]  
, Notary Public - State of TEXAS  
My commission expires:



**LEGAL DESCRIPTION**

**EXHIBIT ONE**

Lot 3 and that portion of vacated Oregon Avenue adjacent to the North line of Lot 3 in Block 47 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon