

NOT 93575

2012-008700

Klamath County, Oregon



00122410201200087000040040

08/08/2012 03:21:11 PM

Fee: \$52.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
THE BANK OF NEW YORK MELLON FKA AS
THE BANK OF NEW YORK, AS TRUSTEE FOR
THE CERTIFICATEHOLDERS OF THE CWALT,
INC., ALTERNATIVE LOAN TRUST 2007-HY7C
MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2007-HY7C
2375 N Glenville Drive
Richardson, TX 75082

GRANTEE:
Sara Hescoc
2201 NW Grant Ave #7
Corvallis, OR 97330

SEND TAX STATEMENTS TO:
Sara Hescoc
1532 Lakeview Avenue
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
Sara Hescoc
1532 Lakeview Avenue
Klamath Falls, OR 97601

Escrow No: 20120049560-FTPOR03
1532 Lakeview 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 AS THE BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2007-HY7C
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HY7C Grantor, conveys and specially
warrants to Sara Hescoc

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. 2007-9731, except as specifically set forth below.

SEE LEGAL DESCRIPTION ATTACHED HERETO: EXHIBIT A

The true consideration for this conveyance is \$85,000.00.

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

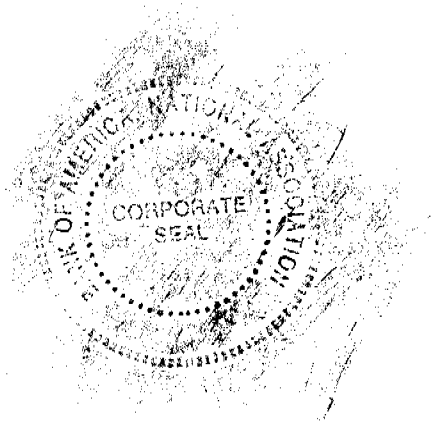
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE
SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND
195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2
TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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,**

20120049560-FTPOR03
Deed (Special Warranty – Statutory Form)

524mf

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

Dated 6/20/2012; 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 AS THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2007-HY7C MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HY7C

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

Name: PATRICIA RUBEL

Title: AVP

State of _____
County of _____

This instrument was acknowledged before me on _____, 20__ by
as _____ of _____.

_____, Notary Public - State of _____
My commission expires: _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of VENTURA

On JUNE 20, 2012 before me, MEHRON JAVANI, NOTARY PUBLIC
(Here insert name and title of the officer)

personally appeared PATRICIA RUBEL

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Mehron Javani
Signature of Notary Public



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

SPECIAL WARRANTY

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 6/20/2012

1532 LAKEVIEW

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

☐ Individual (s)

☒ Corporate Officer

AVP

(Title)

☐ Partner(s)

☐ Attorney-in-Fact

☐ Trustee(s)

☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

LEGAL DESCRIPTION

EXHIBIT "A"
LEGAL DESCRIPTION

The South 33 feet and 4 inches of Lot 2, Block 6, FAIRVIEW ADDITION NO. 2 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, and more particularly described as follows:

Beginning at the Southeast corner of said Lot 2, running thence West 110 feet to the Southwest corner of said Lot; thence North along the West line of said Lot 2, 33 feet and 4 inches; thence East and parallel with the South line of said Lot 2, 110 feet to the West line of Lakeview Avenue; thence South along the line of Lakeview Avenue 33 feet and 4 inches to the place of beginning.

AND ALSO all of Lot 3, Block 6, FAIRVIEW ADDITION NO. 2 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.