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2012-008792 Klamath County, Oregon



08/09/2012 03:09:32 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 OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-12

2004-12 2375 N Glenville Drive Richardson, TX 75082

**GRANTEE:** 

Robert Jakubowski and Kristine Jakubowski 13145 Parrish-Gap Rd SE Turner, OR 97392

SEND TAX STATEMENTS TO: Robert Jakubowski and Kristine Jakubowski 13145 Parrish-Gap Rd SE Turner, QR 97392

AFTER RECORDING RETURN TO: Robert Jakubowski and Kristine Jakubowski 13145 Parrish-Gap Rd SE Turner, OR 97392

Escrow No: 20120048618-FTPOR03 137929 Manzanita Street Gilchrist, OR: 97737

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 OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-12 Grantor, conveys and specially warrants to Robert Jakubowski and Kristine Jakubowski

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. M04 At Page 67914 on 10/06/2004, except as specifically set forth below.</u>

## SEE LEGAL DESCRIPTION ATTACHED HERETO EXHIBIT A

The true consideration for this conveyance is \$20,000.00.

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

The Grantees(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

20120048618-FTPOR03 Deed (Special Warranty – Statutory Form)

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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, CHAPTER 8, OREGON LAWS 2010.

Dated  $\frac{7/2/12}{}$ ; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

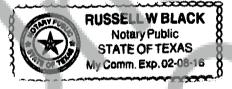
THE BANK OF NEW YORK MELLON, FKA TH
BANK OF NEW YORK, AS TRUSTEE FOR TH
CERTIFICATEHOLDERS OF THE CWABS, IN
ASSET-BACKED CERTIFICATES, SERIES
2004-12
(1) m(P) h
By:(\
BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BACHOME LOANS SERVICING
LP, FKA COUNTRYWIDE HOME LOANS
SERVICING, LP, AS ATTORNEY IN FACT
Name: Cindy Ton
Title Assistant Vice President

State of \_\_\_\_Texas County of \_\_\_\_Collin

This instrument was acknowledged before me on \_\_JUL\_\_02 \_\_\_\_, 20 12 by Cindy Ton

as Assistant VP of Bank of America N.A

, Notary Public - State of Texas
My commission expires: 2/8/16



## **LEGAL DESCRIPTION**

## EXHIBIT A

Lot 23, Tract No. 1318, GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

