

UTC 93384

2012-010761

Klamath County, Oregon



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09/28/2012 11:06:36 AM

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
2007-7
2375 N Glenville Drive
Richardson, TX 75082

GRANTEE:

Christopher A Cook
11830 Ground Ct
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Christopher A Cook
11830 Ground Ct
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Christopher A Cook
11830 Ground Ct
Klamath Falls, OR 97603

Escrow No: 20120048320-FTPOR03

4818 Derby Place

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 OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-7
Grantor, conveys and specially warrants to Christopher A Cook

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. 2007-005695, except as specifically set forth below.

SEE LEGAL DESCRIPTION ATTACHED HERETO: EXHIBIT A

The true consideration for this conveyance is \$55,000.00.

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

Property taxes in an undetermined amount which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2012-2013.

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

20120048320-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 9.21.12, 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 THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-7

By: Scott P. Keeter
SPECIALIZED LOAN SERVICING, LP, AS
ATTORNEY IN FACT

Name: Scott P. Keeter, Vice President
Specialized Loan Servicing LLC Attorney in Fact

Title: _____

State of Colorado
County of Douglas

This instrument was acknowledged before me on September²¹, 2012 by
Scott P. Keeter
as Vice - President of Specialized Loan Servicing, LLC

Donna M. Vlieger
, Notary Public - State of _____
My commission expires: _____

DONNA M. VLIEGER
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires 05-06-13

LEGAL DESCRIPTION

EXHIBIT A

Lot 10 in Block 6 of FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.