

2012-012529

Klamath County, Oregon

11/09/2012 01:51:26 PM

Fee: \$42.00

mtl 95383

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 CWALT, INC.,
ALTERNATIVE LOAN TRUST 2005-20CB,
MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-20CB
2375 N Glenville Drive
Richardson, TX 75082

GRANTEE:

Soyeon Oh
2121 N Eldorado Ave
Klamath Falls, OR 97801

SEND TAX STATEMENTS TO:

Soyeon Oh
2121 N. Eldorado Ave.
Klamath Falls, OR 97801

AFTER RECORDING RETURN TO:

Soyeon Oh
2121 N. Eldorado Ave.
Klamath Falls, OR 97801

Escrow No: 20120062108-FTPOR03

1869 Manzanita Street
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 OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-20CB, MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2005-20CB Grantor, conveys and specially warrants to
Soyeon Oh

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. MO5 at page No. 26483 recorded on 4/15/05, except as specifically set forth below.

Lot 24 in Block 30, HOT SPRINGS 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.

The true consideration for this conveyance is \$51,500.00.

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**

20120062108-FTPOR03
Deed (Special Warranty – Statutory Form)

42 AMT

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

Dated _____; 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 CWALT, INC., ALTERNATIVE LOAN TRUST 2005-20CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-20CB
By: Maria E Castillo
BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, AS ATTORNEY IN FACT
Maria E Castillo Asst.Vice President

State of TEXAS
County of COLLIN

This instrument was acknowledged before me on 31 October, 2012 by
Maria E Castillo
as Asst Vice President of Bank Of America

[Signature]
, Notary Public - State of TEXAS
My commission expires: 2/24/15

