

2013-001201

Klamath County, Oregon

02/01/2013 11:35:15 AM

Fee: \$52.00

mtc 95855

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 benefit of the
certificateholders of the CWABS Inc.,
Asset-Backed Certificates, Series 2007-9
7777 Bonhomme Ste. 1100
St. Louis, MO 63105

GRANTEE:
Kenneth L. Dencer Trustee of Dencer Family
Trust UA April 30, 1990
PO Box 696
Merrill, OR 97633

SEND TAX STATEMENTS TO:
Kenneth L. Dencer Trustee of Dencer Family
Trust UA April 30, 1990
PO BOX 696
Merrill, OR 97633

AFTER RECORDING RETURN TO:
Kenneth L. Dencer Trustee of Dencer Family
Trust UA April 30, 1990
PO BOX 696
Merrill, OR 97633

Escrow No: 20120065678-FTPOR03

5707 Denver Avenue
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 benefit of the
certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2007-9 Grantor, conveys and
specially warrants to Kenneth L. Dencer Trustee of Dencer Family Trust UA April 30, 1990

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. 2007-011742, except as specifically set forth below.

SEE LEGAL DESCRIPTION ATTACHED HERETO "EXHIBIT "A"

The true consideration for this conveyance is \$63,000.00.

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

20120065678-FTPOR03
Deed (Special Warranty – Statutory Form)

52 Amt

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 1/24/13; 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 benefit of the certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2007-9

By: [Signature]
BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, AS SERVICER AND ATTORNEY IN FACT

Name: Sandra Lopez
Title: AVP

State of _____
County of _____

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

as _____ of _____.

***SEE ATTACHED

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

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Ventura

On January 24, 2013 before me, Laura Iniguez, Notary Public
(Here insert name and title of the officer)

personally appeared Sandra Lopez

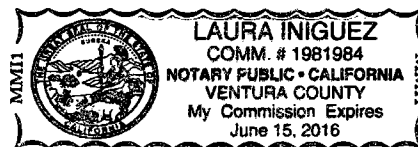
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

[Signature]
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Special Warranty Deed

(Title or description of attached document)

5707 Denver Ave KLAMATH FALLS, OR 97603

(Title or description of attached document continued)

Number of Pages 3 Document Date 1/24/13

(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

EXHIBIT "A"
LEGAL DESCRIPTION

The West 107 feet of Lot 15 in Block 2 of the SUBDIVISION Blocks 2B and 3 HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM any portion of the following parcel:

A portion of Lot 15 in Block 2, SUBDIVISION of Blocks 2B and 3 of HOMEDALE, being more particularly described as follows:

Beginning at the Southeast corner of Lot 15 in Block 2, SUBDIVISION of Blocks 2B and 3 of HOMEDALE, Klamath County, Oregon; thence North $2^{\circ} 55'$ East along the Easterly line of said Lot 15, 262.5 feet to the rear line of said Lot 16; thence North $83^{\circ} 07'$ West 73.07 feet; thence South $2^{\circ} 55'$ West parallel with the Easterly line of said Lot 15, 270.62 feet to the South boundary of said Lot 15; thence East 73.0 feet, more or less to the point of beginning.