

2014-010611
Klamath County, Oregon
10/10/2014 01:12:11 PM
Fee: \$47.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon
4614032713
Ameri-Title
0101460

GRANTOR:
Bank of New York Mellon
3815 SW Temple
Salt Lake City, UT 84115

GRANTEE:
Theresa A. Norris
9390 Hwy 140 East
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:
Theresa A. Norris
3909 Clinton Avenue
Klamath City, OR 97603

AFTER RECORDING RETURN TO:
Theresa A. Norris
3909 Clinton Avenue
Klamath City, OR 97603

Escrow No: 4614032713-FTEUG01

3909-01DA-01400-000
544959
3909 Clinton Avenue
Klamath City, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

BANK OF NEW YORK MELLON, FKA, BANK OF NEW YORK, AS TRUSTEE IN TRUST FOR THE REGISTERED HOLDERS OF ALTERNATIVE LOAN TRUST 2006-43CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-43CB

Grantor, conveys and specially warrants to

Theresa A. Norris

Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Lot 25, LANDIS PARK, 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 \$57,000.00.

ENCUMBRANCES:

Subject to and excepting:
Property Taxes for the Fiscal Year 2014-15, a lien not yet due and payable, Rights of the Public, Easements, Covenants, Conditions and Restrictions, of record, if any.

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

4614032713-FTEUG01
Deed (Special Warranty – Statutory Form)

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 October 6, 2014; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

BANK OF NEW YORK MELLON, FKA, BANK OF NEW YORK, AS TRUSTEE IN TRUST FOR THE REGISTERED HOLDERS OF ALTERNATIVE LOAN TRUST 2006-43CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-43CB by Select Portfolio Servicing, Inc. as attorney in fact

BY: *Eric Nelson* 10-6-14
AS: Eric Nelson, Document Control Officer

State of UTAH
COUNTY of Salt Lake

This instrument was acknowledged before me on October 6, 2014 by Eric Nelson, Document Control Officer as Doc. Control Officer of Select Portfolio Servicing, Inc., attorney in fact for BANK OF NEW YORK MELLON, FKA, BANK OF NEW YORK, AS TRUSTEE IN TRUST FOR THE REGISTERED HOLDERS OF ALTERNATIVE LOAN TRUST 2006-43CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-43CB

Lana A. McCowen
Notary Public - State of Utah
My commission expires: 9-25-2015

