

2014-011314

Klamath County, Oregon

10/28/2014 11:32:51 AM

Fee: \$52.00

Grantor Name and Address:

THE BANK OF NEW YORK MELLON
TRUST COMPANY, N.A. AS TRUSTEE
ON BEHALF OF CWABS, INC., ASSET-
BACKED CERTIFICATES SERIES 2005-1
WHO ACQUIRED TITLE AS THE BANK
OF NEW YORK MELLON TRUST
COMPANY, N.A., AS TRUSTEE ON
BEHALF OF CWABS, INC., ASSET-
BACKED CERTIFICATES TRUST 2005-1

7340 S Kyrene
Tempe AZ 85283

Grantee Name and Address:

JOHN F. MOREHOUSE

TRENNNA M. MOREHOUSE

5448 Birchwood Ave
Klamath Falls, OR 97603

After recording, return to:

STEPHANIE ROMERO

TIMIOS, INC.

5716 CORSA AVENUE, #102

WESTLAKE VILLAGE, CA 91362

Until requested otherwise, send all tax statements to:

JOHN F. MOREHOUSE

TRENNNA M. MOREHOUSE

5448 Birchwood Ave
Klamath Falls, OR
97603

SPECIAL WARRANTY DEED

THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE ON BEHALF OF CWABS, INC., ASSET-BACKED CERTIFICATES SERIES 2005-1 WHO ACQUIRED TITLE AS THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS TRUSTEE ON BEHALF OF CWABS, INC., ASSET-BACKED CERTIFICATES TRUST 2005-1, whose address is 7340 S Kyrene Tempe AZ 85283 (referred to herein as "Grantor"), hereby conveys and specially warrants to JOHN F. MOREHOUSE and TRENNNA M. MOREHOUSE, husband and wife, as tenants by the entireties, whose address is 5448 Birchwood Ave Klamath Falls, OR 97603 (referred to herein as "Grantee"), all of Grantor's interest in and to the following described real property located in Klamath County, Oregon, free of liens and encumbrances created or suffered by the Grantor except as specifically set forth herein:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property street address: 5305 Hilldale Street, Klamath Falls, OR 97603

EXCEPTIONS of record on file with the County of Klamath, Oregon.

The true consideration for this conveyance is: \$98,000.00

Dated: October 27th, 2014

ARN: R-3909-014BC-07000-000 and R572847

Loan # 89982051

Property address: 5305 Hilldale Street, Klamath Falls, OR 97603

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 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.

The Grantee(s), or purchaser(s), of the Property cannot 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.

GRANTOR:

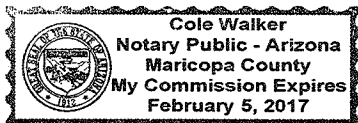
THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE ON BEHALF OF CWABS, INC., ASSET-BACKED CERTIFICATES SERIES 2005-1 WHO ACQUIRED TITLE AS THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS TRUSTEE ON BEHALF OF CWABS, INC., ASSET-BACKED CERTIFICATES TRUST 2005-1 BY GREEN TREE SERVICING, LLC AS ATTORNEY IN FACT

By: Bradley S Johnson
Printed Name: Bradley S Johnson
Title: AVP

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

This instrument was acknowledged before me on October 27, 2014, by Bradley S Johnson, as AVP of GREEN TREE SERVICING, LLC AS ATTORNEY IN FACT FOR THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE ON BEHALF OF CWABS, INC., ASSET-BACKED CERTIFICATES SERIES 2005-1 WHO ACQUIRED TITLE AS THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS TRUSTEE ON BEHALF OF CWABS, INC., ASSET-BACKED CERTIFICATES TRUST 2005-1.

[Affix Notary Seal]



SIGNATURE OF NOTARY PUBLIC
My commission expires: February 5, 2017

EXHIBIT A

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF Oregon, AND IS DESCRIBED AS FOLLOWS: ALL OF LOT 19 AND THAT PORTION OF LOT 20, SUMMERS HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, IN THE SW 1/4 NW 1/4 OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTH 0°16' EAST ALONG THE WESTERLY LINE OF SAID LOT 20, A DISTANCE OF 69.50 FEET TO A ONE-HALF INCH IRON PIN; THENCE SOUTH 68°47' EAST, A DISTANCE OF 171.33 FEET TO A ONE-HALF INCH IRON PIN ON THE EASTERLY LINE OF SAID LOT 20; THENCE SOUTH 0°16' WEST ALONG THE EASTERLY LINE OF SAID LOT 20 A DISTANCE OF 9.00 FEET TO THE SOUTHEAST CORNER OF LOT 20; THENCE NORTH 89°27' WEST ALONG THE SOUTHERLY LINE OF SAID LOT 20 A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

14-61173-2 (ds)

Loan # 89982051

Property address: 5305 Hilldale Street, Klamath Falls, OR 97603