

Special Warranty Deed

2015-011445

Klamath County, Oregon

10/19/2015 12:10:04 PM

Fee: \$52.00

Grantor Name and Address:

THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK, AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS CWALT INC.,
ALTERNATIVE LOAN TRUST 2006-
32CB, MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2006-32CB
4425 Ponce De Leon Blvd
Coral Gables FL 33146

Grantee Name and Address:

JUSTIN HALVORSEN
BRANDY HALVORSEN
5544 Sturdivant Ave
Klamath Falls OR 97603

After recording, return to:

FATE HAGOOD IV
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA 91362

Until requested otherwise, send all tax statements to:

JUSTIN HALVORSEN
BRANDY HALVORSEN
5544 Sturdivant Ave
Klamath Falls OR 97603

SPECIAL WARRANTY DEED

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT INC., ALTERNATIVE LOAN TRUST 2006-32CB, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-32CB, whose address is 4425 Ponce De Leon Blvd Coral Gables FL 33146 (referred to herein as "Grantor"), hereby conveys and specially warrants to JUSTIN HALVORSEN and BRANDY HALVORSEN, as joint tenants with right of survivorship, whose address is 5544 Sturdivant 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: 5544 Sturdivant Ave., Klamath Falls, OR 97603

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

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.

[Note: This deed is a Special Warranty Deed. Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others.]

The true consideration for this conveyance is: \$210,000.00

Special Warranty Deed

Dated: Sept 17 2015

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.

GRANTOR:

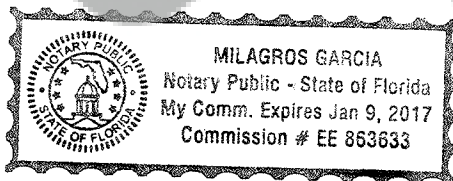
THE BANK OF NEW YORK MELLON FKA
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS CWALT
INC., ALTERNATIVE LOAN TRUST 2006-
32CB, MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2006-32CB BY
BAYVIEW LOAN SERVICING, LLC AS
ATTORNEY IN FACT

By: [Signature]
Printed Name: Sonia Asencio
Title: Assistant Secretary

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) ss.

This instrument was acknowledged before me on September 17, 2015, by Sonia Asencio, as Assistant Secretary of BAYVIEW LOAN SERVICING, LLC AS ATTORNEY IN FACT FOR THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT INC., ALTERNATIVE LOAN TRUST 2006-32CB, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-32CB.

[Affix Notary Seal]



SIGNATURE OF NOTARY PUBLIC
My commission expires: Milagros Garcia
Jan 9 2017

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EXHIBIT A

Legal Description

LOT 13 OF TRACT 1412, LAUREN ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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.

15-69818 (cmm)

loan # 6608511

5544 Sturdivant Ave., Klamath Falls, OR 97603