

AMERITITLE
57815AM

2016-001700
Klamath County, Oregon
02/22/2016 01:29:55 PM
Fee: \$52.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
Bank of New York Mellon, f/k/a Bank of New
York, as Trustee, on behalf of the registered
holders of Alternative Loan Trust 2006-OA7,
Mortgage Pass-Through Certificates Series
2006-OA7
3815 SW Temple
Salt Lake City, UT 84115

GRANTEE:
Cody D. Allen
2160 Round Lake Road
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:
Cody D. Allen
2160 Round lake Rd.
Klamath Falls, OR 975601

AFTER RECORDING RETURN TO:
Cody D. Allen
2160 Round lake Rd.
Klamath Falls, OR 975601

Escrow No: 4615036025-FTEUG03

194 Peach Street
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Bank of New York Mellon, f/k/a Bank of New York, as Trustee, on behalf of the registered holders of
Alternative Loan Trust 2006-OA7, Mortgage Pass-Through Certificates Series 2006-OA7 by Select
Portfolio Servicing, Inc., as attorney in fact

Grantor, conveys and specially warrants to

Cody D. Allen

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

Complete legal description attached hereto and made a part hereof

The true consideration for this conveyance is \$ 103,600.00

ENCUMBRANCES: Current taxes, assessments, reservations in patents, and all agreements,
easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts,
covenants, conditions and restrictions as may appear 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**

4615036025-FTEUG03
Deed (Special Warranty – Statutory Form)

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 2/11/16



Bank of New York Mellon, f/k/a Bank of New York, as Trustee, on behalf of the registered holders of Alternative Loan Trust 2006-OA7, Mortgage Pass-Through Certificates Series 2006-OA7 by Select Portfolio Servicing, Inc., as attorney in fact

BY: [Signature] 2/11/16

Diane Harward, Doc. Control Officer

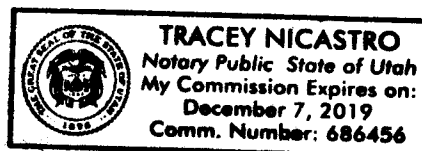
State of Utah
COUNTY of Salt Lake City

✱ Personally Known

This instrument was acknowledged before me on February 11th, 2016
by Diane Harward, Doc. Control Officer ✱ of Select Portfolio Servicing, Inc.,
attorney in fact for Bank of New York Mellon, f/k/a Bank of New York, as Trustee, on behalf of the
registered holders of Alternative Loan Trust 2006-OA7, Mortgage Pass-Through Certificates Series
2006-OA7

[Signature]
Notary Public - State of Utah

My commission expires: 12/7/2019



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EXHIBIT "A"
LEGAL DESCRIPTION

Lot 4 in Block 8 ELDORADO ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. *dk*