



RECORDING REQUESTED BY:
AmeriTitle

AND WHEN RECORDED MAIL TO:

Until a change is requested,
all tax statements shall be sent
to the following address:

**Indalecio G. Segura and Rosario
Mendez
3216 Cortez Street
Klamath Falls, OR 97601**

Escrow No.: 110-1600200-YC
Order No.: 55900AM

2016-002896

Klamath County, Oregon

03/18/2016 10:21:48 AM

Fee: \$47.00

This area reserved for County Recorder

SPECIAL WARRANTY DEED

(OREGON)

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-10, Grantor, conveys and specially warrant(s) to Indalecio G. Segura and Rosario Mendez, Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

Lot 16 in Block 215, MILLS SECOND 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.

This property is free of all encumbrances created, EXCEPT : Exceptions to the covenants described in ORS 93.855(2)

The true consideration for this conveyance is \$37,000.00

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

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.

Dated: **MAR 04 2016**

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-10
Specialized Loan Servicing LLC, as Attorney in Fact

Jeff Harnish, Assistant Vice President
Specialized Asset Management, LLC
as Attorney in Fact

BY: [Signature]
Specialized Asset Management LLC, as Attorney in Fact for
Specialized Loan Servicing LLC

For Specialized Loan Servicing, LLC

State of **Colorado**
County of **Douglas**

On **MAR 04 2016** before me, **Alexander Asinof**, Notary Public,

personally appeared **Jeff Harnish**

AVP
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 said state that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)

