



**2016-004950**  
Klamath County, Oregon  
05/12/2016 02:58:30 PM  
Fee: \$52.00

After recording return to:

Allen S. Wenick  
3939 S. 6<sup>th</sup> St.  
Klamath Falls, OR 97603

Escrow No.: 110-1600257-JM

**SPECIAL WARRANTY DEED  
(OREGON)**

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDER OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-8, As Trustee Grantor, conveys and specially warrant(s) to ALLEN S. WENICK Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

**[Legal Description] See Attached**

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 **\$35,000.00**

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.

Account No.: 0125045

Dated: April 27, 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 2006-15.  
Specialized Loan Servicing LLC, as Attorney in Fact**

**By:** [Signature] Jeff Harnish, Assistant Vice President  
Specialized Asset Management, LLC  
as Attorney in Fact  
For Specialized Loan Servicing, LLC  
**Specialized Asset Management LLC, as Attorney in Fact for  
Specialized Loan Servicing LLC**

State of ~~California~~ COLORADO AA  
County of DOUGLAS

On April 27, 2016 before me, Alexander S Asinof, Notary  
Public,

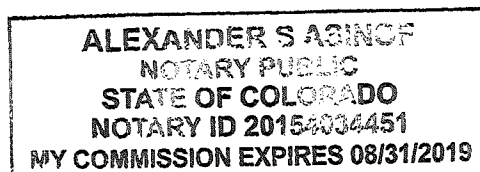
personally appeared Jeff Harnish

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 State of ~~California~~ COLORADO that the foregoing  
paragraph is true and correct. AA

WITNESS my hand and official seal.

Signature [Signature] (Seal)



## EXHIBIT "A"

A portion of Lots 4 and 5 Block 40, FIRST ADDITION to the city of Klamath Falls, Oregon and a portion of Lot 6 Block 16 of EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, More particularly described as follows.

Commencing at the most Westerly corner of Lot 5, Block 40 of FIRST ADDITION to the City of Klamath Falls, Oregon; thence Northeasterly along the Southerly line of Lincoln Street 66 feet; thence Southeasterly parallel with Second Street 70 feet; thence Southwesterly and parallel with Lincoln Street 66 feet to the Easterly line of Second Street; thence Northwesterly along the Easterly line of Second Street 70 feet to the place of beginning.