

2016-011255

Klamath County, Oregon

10/21/2016 02:59:01 PM

Fee: \$52.00



After recording return to:
MADLYN S NEELY
10703 VINCENT DR
Klamath Falls, OR 97603

Until a change is requested,
all tax statements shall be sent
to the following address:
MADLYN S NEELY
10703 VINCENT DR
Klamath Falls, OR 97603

STATUTORY SPECIAL WARRANTY DEED

The Bank of New York Mellon fka The Bank of New York, Trustee for the Benefit of the Certificateholders of The CWABS Inc., Asset-Backed Certificates, Series 2006-5, Grantor, conveys and specially warrants to MADLYN S NEELY, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

For APN/Parcel ID(s): R885960

For Tax Map ID(s): R-3909-03400-8003

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF KLAMATH FALLS,
COUNTY OF KLAMATH, STATE OF OREGON AND IS DESCRIBED AS FOLLOWS:

Unit 10703 (Vincent Drive), Tract 1365 - FALCON HEIGHTS CONDOMINIUMS STAGE 2, according
to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of encumbrances, EXCEPT:

NONE

The true consideration for this conveyance is Ninety Thousand And No/100 Dollars (\$90,000.00).

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.

Loan #: 89423324

Special Warranty Deed
ORD1001.doc / Updated: 01.23.14

Page 1

Printed: 10.05.16 @ 08:56 AM by ay
PA--FSDT-07067.606013-160192413

For APN/Parcel ID(s): R885960
For Tax Map ID(s): R-3909-03400-8003

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated this Oct 11, 2016.

The Bank of New York Mellon fka The Bank of New York, Trustee for the Benefit of the Certificateholders of The CWABS Inc., Asset-Backed Certificates, Series 2006-5

BY 

Ditech Financial LLC, FKA Green Tree Servicing LLC, a Delaware Limited Liability Company, as Attorney in Fact.

Print Name: George C Amlor

Title: AVP

Loan #: 89423324

Special Warranty Deed
ORD1001.doc / Updated: 01.23.14

Page 2

Printed: 10.05.16 @ 08:56 AM by ay
PA--FSDT-07067.606013-160192413

For APN/Parcel ID(s):R885960

For Tax Map ID(s):R-3909-03400-8003

Date: 10/11/16

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Arizona

County of Maricopa

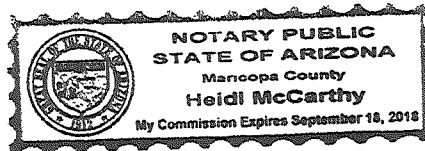
On October 11, 2016 before me, Heidi McCarthy, a Notary Public in and for said State, personally appeared,

George Dumlér, who proved to me 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 Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Heidi McCarthy



Loan #: 89423324