



2017-002861

Klamath County, Oregon

03/20/2017 11:45:01 AM

Fee: \$52.00

After recording return to:
ServiceLink Title Company of Oregon,
LLC
1355 Cherrington Pkwy
Moon Township, PA 15108

Until a change is requested,
all tax statements shall be sent
to the following address:
BENJAMIN WOOD
3939 BISBEE ST
KLAMATH FALLS, OR 97603

STATUTORY SPECIAL WARRANTY DEED

The Bank of New York Mellon Trust Company, N.A., as Trustee on behalf of CWABS Asset-Backed Certificates Trust 2006-BC3 by Green Tree Servicing LLC c/o DITECH Financial LLC, FKA Green Tree Servicing, LLC, Grantor, conveys and specially warrants to BENJAMIN WOOD, a single man, 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): R545743

For Tax Map ID(s): R-3909-010DB-01500-000

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:

The S1/2 of Lot 5, Block 1, SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon. EXCEPTING THEREFROM the West 5 feet thereof conveyed to Klamath County for road purposes by Deed Volume 362, page 563, Deed Records of Klamath County, Oregon.

This property is free of encumbrances, EXCEPT:

NONE

The true consideration for this conveyance is Eighty-Two Thousand One Hundred And No/100 Dollars (\$82,100.00).

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 #: 89426231

Special Warranty Deed
ORD1001.doc / Updated: 01.23.14

For APN/Parcel ID(s): R545743

For Tax Map ID(s): R-3909-010DB-01500-000

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 MARCH 15, 2017.

The Bank of New York Mellon Trust Company, N.A., as Trustee on behalf of CWABS Asset-Backed Certificates Trust 2006-BC3 by Green Tree Servicing LLC c/o DITECH Financial LLC, FKA Green Tree Servicing, LLC

BY: 

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

Print Name: George Amlier

Title: Assistant Vice Presiden

Loan #: 89426231

Special Warranty Deed
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PA-FSDT-07067.606013-160220885-2

For APN/Parcel ID(s): R545743
For Tax Map ID(s): R-3909-010DB-01500-000

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 MARCH 15, 2017

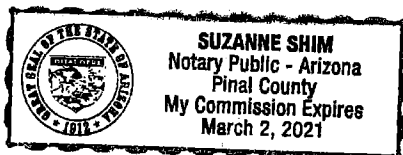
before me, **Suzanne Shim**, Notary Public,
(here insert name and title of the officer)

personally appeared George Dumier,
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 **Arizona** that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Suzanne Shim
Signature



Loan #: 89426231

Special Warranty Deed
ORD1001.doc / Updated: 01.23.14

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