

AmeriTitle
MTC 132045 AM

2017-006211

Klamath County, Oregon

06/06/2017 04:07:00 PM

Fee: \$47.00

RECORDING REQUESTED BY:

AmeriTitle

AND WHEN RECORDED MAIL TO:

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

Ryan Terrell & Harmony Terrell
4653 Shasta Way
Klamath Falls, OR 97603

Escrow No.: **OR-725-KP**

Tax ID: **R448572**

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 2006-25,
Grantor, conveys and specially warrants to **Ryan Terrell & Harmony Terrell**, Grantee, the following ¹⁵ Husband and Wife,
described real property free of encumbrances created or suffered by the Grantor except as specifically set
forth herein:

The following real property situated in **Klamath County, Oregon**:

**Lot 61 of LEWIS TRACTS, according to the official plat thereof on file in the office of the County Clerk,
Klamath County, Oregon.**

Property commonly known as: **4653 Shasta Way, Klamath Falls, OR 97603**

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 **\$67,000.00**

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: may 3, 2017

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 2006-25

By: [Signature]
Specialized Loan Servicing LLC, as Attorney in Fact

Bernadette Fleming, Second Assistant Vice President
Specialized Loan Servicing, LLC as Attorney in Fact

State of COLORADO

County of DOUGLAS

On may 3, 2017 before me, Alexander S Asinof, Notary Public,
personally appeared Bernadette Fleming
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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 COLORADO that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)

