



MTC 167432Am

RECORDING REQUESTED BY:
AmeriTitle

2017-008973

Klamath County, Oregon

08/09/2017 02:14:00 PM

Fee: \$52.00

AND WHEN RECORDED MAIL TO:

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

**KLH Investments LLC
Kevin Hayes
14320 SW 141st Ave
Tigard, OR 97224**

Escrow No.: **OR-864-YC**
Tax ID: **R543629**

This area reserved for County Recorder

SPECIAL WARRANTY DEED

**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWALT, INC., Alternative Loan Trust 2006-OC8, Mortgage Pass-Through
Certificates, Series 2006-OC8** Grantor, conveys and specially warrants to **KLH Investments LLC** Grantee,
the following 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**:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property commonly known as: **2942 Laverne Avenue, 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 **\$ 40,000.00**

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: 8/3/17

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By: [Signature]
New Penn Financial, LLC d/b/a/ Shellpoint Mortgage Servicing as Attorney in Fact

Name: Shawn Garrison
Title: Att

State of SC

County of Greenville

On 8/3/17 before me, Kathryn Bernard, Notary Public,
personally appeared Shawn Garrison
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 SC that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point in the South line of LaVerne Avenue, 105 feet West of the intersection of said line with the Westerly right-of-way line of the Great Northern Railway; running thence West along the Southerly line of LaVerne Avenue, 75 feet; thence Southerly at right angles to LaVerne Avenue, 200 feet; thence Easterly parallel with LaVerne Avenue, 75 feet; thence Northerly 200 feet to the place of beginning. Being a portion of Tract No. 9 of ALTAMONT RANCH TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.