



**RECORDING REQUESTED BY:
FIDELITY NATIONAL TITLE**

AND WHEN RECORDED MAIL TO:

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

**Indalecio Segura
Rosario Mendez
3216 Cortez Street
Klamath Falls, OR 97601**

Escrow No.: **OR-993-EO**
Tax ID: **R481151**

2017-012349

Klamath County, Oregon

10/26/2017 02:25:43 PM

Fee: \$47.00

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 CWALT, Inc., Alternative Loan Trust 2007-17CB Mortgage Pass-Through Certificates, Series 2007-17CB, Grantor, conveys and specially warrants to Indalecio Segura and Rosario Mendez, as Tenants by the Entirety, 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**:

The Easterly 40 Feet of Lot 466 in Block 121 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

Property commonly known as: **2345 Vine Avenue, Klamath Falls, OR 97601**

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 **\$40,200.00**

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: October 17, 2017

The Bank of New York Mellon fka The Bank
of New York, as Trustee for the
Certificateholders of the CWALT, Inc.,
Alternative Loan Trust 2007-17CB Mortgage
Pass-Through Certificates, Series 2007-17CB

By: [Signature]
Bayview Loan Servicing, LLC, As Attorney In Fact

Name: Sonia Asencio
Title: Assistant Vice President

State of Florida
County of Miami-Dade

On October 17, 2017 before me, C. Chavira, Notary Public,
personally appeared Sonia Asencio A.P.
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 Florida that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)

