

AmeriTitle

MTG 177 662 Am
RECORDING REQUESTED BY:
AmeriTitle

2018-006130

Klamath County, Oregon

05/18/2018 01:18:01 PM

Fee: \$47.00

AND WHEN RECORDED MAIL TO:

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

**Adam Day & Ma De Jesus Lorenzo-
Day**
222 Emerson Way
Sparks, NV 89431

Escrow No.: **OR-1272-GY**
Tax ID: **R537271**

This area reserved for County Recorder

SPECIAL WARRANTY DEED

Bank of New York Mellon, F/K/A The Bank of New York, as Trustee, on behalf of the holders of the Alternative Loan Trust 2007-HY7C, Mortgage Pass Through Certificates Series 2007-HY7C, its successors in interest and/or assigns, Grantor, conveys and specially warrants to Adam Olaf Day & Ma De Jesus Lorenzo-Day, husband and wife as Joint Tenants 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:**

Lots 3 and 4 of Lenox, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Property commonly known as: **3734 Cortez Street, 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 **\$ 9,650.00**

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.

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Dated: 5.2.18

Bank of New York Mellon, F/K/A The Bank of New York, as Trustee, on behalf of the holders of the Alternative Loan Trust 2007-HY7C, Mortgage Pass Through Certificates Series 2007-HY7C, its successors in interest and/or assigns

By: [Signature]

New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, As Attorney In Fact

Name: Shawn Garrison
AVP

Title: _____

State of SC

County of Greenville

On 5.2.18 before me, Philip B. Brown, Notary Public,
personally appeared Shawn Garrison as an AVP for
New Penn Financial 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]

