

2018-007075

Klamath County, Oregon

06/12/2018 10:49:00 AM

Fee: \$92.00

After recording mail to:
Send Tax Statements to:

Agustin Rodriguez
695 G St.
Tulelake, CA 96134

ESCROW NO.: OR-1057-JH
TITLE ORDER: 222923AM

**SPECIAL WARRANTY DEED
(OREGON)**

The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1 Grantor, conveys and specially warrant(s) to Agustin Rodriguez, Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR THE
LEGAL DESCRIPTION**

More Commonly known as: 5161 Wocus Rd. 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 **\$87,500.00**

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

Agustin Rodriguez

Dated 8-18-18

The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1

BY Adrian Odeh
Caliber Real Estate Services, LLC Authorized
As Attorney In Fact Signature

Adrian Odeh Authorized
Signature
PRINTED NAME & TITLE

State of TEXAS

County of Dallas

On 8-18-18 before me, Timothy J. Walter, Notary
Public,

Personally appeared
Adrian Odeh Authorized Signature

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
TEXAS that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)

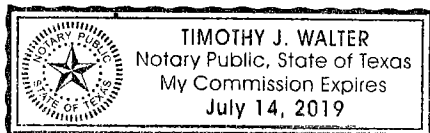


EXHIBIT "A"

PARCEL 1:

A tract of land in the SE1/4 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon described as follows:

Beginning at a point on the South right of way line of the Dalles-California Highway, 30 feet at right angles from the center, which lies North 89°42' West along the section line a distance of 710.5 feet and North 6°02' East along the said Southerly right of way line a distance of 757.41 feet from the iron pin which marks the one quarter section corner common to Section 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon, and running thence South 89°39' East a distance of 486.54 feet to a point; thence North 6°02' East a distance of 540.0 feet to a point; thence North 89°39' West a distance of 486.54 feet to a point on the above mentioned Southerly right of way line of the Dalles-California Highway; thence South 6°02' West along said Southerly right of way line a distance of 540.0 feet, more or less, to the point of beginning.

PARCEL 2:

A tract of land in the SE1/4 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon described as follows:

Beginning at a point on the Southerly right of way line of the Dalles-California highway, 30.0 feet at right angles from the center, which lies North 89°42' West along the Section line a distance of 710.5 feet and North 6°02' East along the said Southerly right of way line a distance of 570.33 feet from the iron pin which marks the one quarter section corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and running thence North 59°53' East a distance of 328.5 feet to a point; thence North 6°02' East a distance of 19.93 feet, more or less, to a point on the South line of Parcel No. 1, described above; thence North 89°39' West along the South line of Parcel No. 1 a distance of 266.56 feet to a point on the Southerly right of way line of the Dalles-California Highway; thence South 6°02' West along the said Southerly right of way line a distance of 187.08 feet, more or less to the point of beginning.