

RECORDING REQUESTED BY:



5665 SW Meadows Rd., Ste 100
Lake Oswego, OR 97035

GRANTOR'S NAME:

The Bank of New York Mellon FKA The Bank of New York, as
Trustee (CWALT 2005-06CB)

GRANTEE'S NAME:

Errane Baker

AFTER RECORDING RETURN TO:

Errane Baker
5550 Leland Drive
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Errane Baker
5550 Leland Drive
Klamath Falls, OR 97603

2461 Orchard Way, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

The Bank of New York Mellon FKA The Bank of New York, as Trustee (CWALT 2005-06CB), Grantor, conveys and specially warrants to Errane Baker, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

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

The true consideration for this conveyance is Forty-Three Thousand Five Hundred And No/100 Dollars (\$43,500.00).

Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others.

Subject to:

The provisions contained in deed,
Recorded: February 7, 1930,
Instrument No.: Volume 88, page 606, Deed records.
As follows: see deed for particulars .

The provisions contained in deed,
Recorded: August 27, 1975,
Instrument No.: M75, page 10038.
As follows: see deed for particulars .

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.

AmeriTitle 226397AM

2018-007686

Klamath County, Oregon

06/26/2018 02:36:00 PM

Fee: \$97.00

SPECIAL WARRANTY DEED - STATUTORY FORM

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated June 25, 2018; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

The Bank of New York Mellon FKA The Bank of New York, as Trustee (CWALT 2005-06CB),
by Bayview Loan Servicing, LLC, as attorney in fact

BY: [Signature]

Name: Sonia Asencio

Its: AVP

State of Florida
County of Miami-Dade

This instrument was acknowledged before me on June 25, 2018 by

[Signature]

Notary Public - State of ~~Oregon~~ Florida



My Commission Expires: August 7, 2019

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 25 in Block 125, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ALSO, all that portion of the strip of land lying contiguous to the Northerly boundary of Lot 25, Block 125, MILLS ADDITION, City of Klamath Falls, shown on the map filed May 1, 1926, in the Klamath County Records, and between extensions of the Easterly boundary line and the Westerly boundary line of said Lot to the centerline of that strip of land described in the certain correction deed to the United States dated September 28, 1912, recorded in Book 38, at Page 209, filed in the records of Klamath County, State of Oregon.