

**2018-008917**

**Klamath County, Oregon**

07/27/2018 11:05:01 AM

Fee: \$87.00

**RECORDING REQUESTED BY:**

AmeriTitle  
300 Klamath Ave.  
Klamath Falls, WA 97601

**AND WHEN RECORDED MAIL TO:**

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

**Thomas Keith Lester**  
10469 Fremontia Ave.  
Fontana, CA 92337

Escrow No.: **OR-1355-KP**  
Tax ID: **R372581 & R372590**

This area reserved for County Recorder

**SPECIAL WARRANTY DEED**

**THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2002-2**, Grantor, conveys and specially warrants to **THOMAS KEITH LESTER**, 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**:

**Parcel 1**

The Southeasterly one-half of Lots 7 and 8, Block 55, Second Hot Springs 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.

**Parcel 2**

The North one-half of Lot 7 less the East 22.5 feet of said Lot, the North one-half of Lot 8, all in Block 55, Second Hot Springs 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.

Property commonly known as: **325 Michigan 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 **\$ 45,000.00**

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.

JUL 19 2018

Dated: \_\_\_\_\_

The Bank of New York Mellon f/k/a The Bank of  
New York, as Trustee for CWABS, Inc., Asset-  
Backed Certificates, Series 2002-2

Keith Johnsen  
Title and Closing Supervisor  
Specialized Loan Servicing, LLC

By: WZAL  
Specialized Loan Servicing, LLC as Attorney in Fact

State of Colorado

County of Douglas

On JUL 19 2018 before me, Lisa Cascarelli, Notary Public,  
personally appeared Keith Johnsen as an Attorney in Fact for SLS  
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 Colorado that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lisa Cascarelli (Seal)

