

AmeriTitle 23698277m

2018-009678

Klamath County, Oregon

08/15/2018 12:12:02 PM

Fee: \$92.00

Commitment Number: 18NL16229

After Recording, Return To:  
Nations Lending Services  
9801 Legler Road  
Lenexa, KS 66219

Grantee(s) Tax-Mailing Address:  
1825 Melrose St., Klamath Falls, OR 97601

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
R560529

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**SPECIAL WARRANTY DEED**

The Bank of New York mellon FKA The Bank of New York as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-35CB Mortgage Pass-Through Certificates Series 2006-35CB, hereinafter grantor, whose tax-mailing address is 4425 Ponce de Leon Blvd Coral Gables, FL 33146, for \$173,250.00 (One Hundred Seventy Three Thousand Two Hundred and Fifty Dollars and Zero Cents) in consideration paid, grants with covenants of warranty to **RADLEY RAY RODGERS**, hereinafter grantee, whose tax mailing address is **1825 Melrose St., Klamath Falls, OR 97601**, the following real property:

Lot 2 in Block 4 of TRACT NO. 1036, SECOND ADDITION TO VALLEY VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**Property Address is: 5824 Independence Avenue, Klamath Falls, OR 97603**

**Prior instrument reference: 2018-005751**

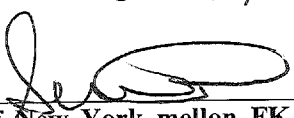
Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Executed by the undersigned on Aug 7, 2018:

  
The Bank of New York mellon FKA The Bank of New York as Trustee for the  
Certificateholders CWALT, Inc., Alternative Loan Trust 2006-35CB Mortgage  
Pass-Through Certificates Series 2006-35CB, BY BAYVIEW LOAN SERVICING,  
LLC AS ATTORNEY IN FACT

By: Sonia Asencio  
Assistant Vice President

Its: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me on Aug 7, 2018 by  
Sonia Asencio its AVP on behalf of The Bank of  
New York mellon FKA The Bank of New York as Trustee for the Certificateholders  
CWALT, Inc., Alternative Loan Trust 2006-35CB Mortgage Pass-Through Certificates  
Series 2006-35CB, BY BAYVIEW LOAN SERVICING, LLC AS ATTORNEY IN FACT,  
who is personally known to me or has produced \_\_\_\_\_ as identification,  
and furthermore, the aforementioned person has acknowledged that his/her signature was his/her  
free and voluntary act for the purposes set forth in this instrument.

  
Notary Public

This instrument prepared by:  
Jay A. Rosenberg, Esq., Member Oregon Bar, Rosenberg LPA, Attorneys At Law, 3805  
Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

