

RECORDING REQUESTED BY: AmeriTitle

300 Klamath Ave. Klamath Falls, OR 97601

WHEN RECORDED MAIL TO:

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

Billy Jack Buckner Debra Lynn Buckner 1900 Ivory St. Klamath Falls, OR 97603

Escrow No.: OR-1534-EO

Tax ID: **R514919** 

2019-000620

Klamath County, Oregon

01/22/2019 03:19:01 PM

Fee: \$92.00

This area reserved for County Recorder

## SPECIAL WARRANTY DEED

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc. Alternative Loan Trust 2006-14, Mortgage Pass-Through Certificates, Series 2006-J4, Grantor, conveys and specially warrants Billy Jack Buckner and Debra Lynn Buckner, 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:

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

Property commonly known as: 1900 ivory Street, Klamath Falls, OR 97603

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 \$89,250.00

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.

| Dated:   |  |  |                                     |                                     |
|--|--|--|-------------------------------------|-------------------------------------|
| The Bank of New York Mellon FKA<br>New York, as Trustee for the Certi<br>of CWALT, Inc. Alternative Loan T<br>Mortgage Pass-Through Certificat<br>2006-J4<br>Ry:<br>NewRez LLC f/k/a New Penn Finance<br>Shellpoint Mortgage Servicing, As A | ficateholders<br>rust 2006-14,/<br>res, Series |  |                                     |                                     |
| Name: MOULE L LARY   | MOD  |  |                                     |                                     |
| Title: DIRATOR   | ·  |  |                                     |                                     |
|  |  |  |                                     |                                     |
|  |  | -                                      |                                     |                                     |
| Cr-  |  |  |                                     |                                     |
| State of Scounty of GROWN UNE  |  |  |                                     |                                     |
| County of GROWN  |  |  |                                     |                                     |
| on /.6.19  | before me,                                     | Philip B                               | Brown                               | , Notary Public                     |
| personally appeared Mww L  | , who proved                                   | as an <u>/2()</u><br>I to me on the ba | CCTOR_<br>sis of satisfacto         | _ for<br>ry evidence to be the      |
| person(s) whose name(s) is/are subsexecuted the same in his/her/their au instrument the person(s), or the entit  | scribed to the within<br>uthorized capacity(ie | instrument and a<br>s), and that by hi | cknowledged to<br>s/her/their signa | me that he/she/they ature(s) on the |
| I certify under PENALTY OF PERJU foregoing paragraph is true and corre   |  | of the State of                        | Se                                  | that the                            |
| WITNESS my hand and official seal.   | 44.0 B.  | BROZZ                                  |                                     |                                     |
| Signature Sh   | (Seal) EXPI 3/23/                              | ission in the second                   |                                     |                                     |
|  | TARY SOUTH                                     | CAROLITATION                           |                                     |                                     |

## EXHIBIT "A"

Tract 49, PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Less the Northerly 45 feet thereof.