

Recorded by Tigor Title 22 0735 AM

RECORDING REQUESTED BY:  
 **TICOR TITLE**  
Company of Oregon

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 2004-24CB)

**GRANTEE'S NAME:**  
Allen Shane Wenick

**AFTER RECORDING RETURN TO:**  
Allen Shane Wenick  
251 Riverboat Rd.,  
Dayton, NV 89402

**SEND TAX STATEMENTS TO:**  
Allen Shane Wenick  
251 Riverboat Rd.,  
Dayton, NV 89402

221 Miller Island Road, Klamath Falls, OR 97603

2019-002756  
Klamath County, Oregon  
03/25/2019 09:32:01 AM  
Fee: \$92.00

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 2004-24CB), Grantor, conveys and specially warrants to Allen Shane Wenick, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

The E1/2 of the W1/2 of W1/2 of SW1/4 of SW1/4 of Section 20, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

The true consideration for this conveyance is One Hundred Sixty-One Thousand One Hundred Seventy-Five And No/100 Dollars (\$161,175.00).

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

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

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.

**SPECIAL WARRANTY DEED - STATUTORY FORM**  
(continued)

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

Dated March 21, 2019; 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 2004-24CB), By Bayview Loan Servicing, LLC, as attorney in fact

BY: [Signature]

NAME: Sonia Asencio

ITS: Assistant Vice President

State of Florida  
County of Miami-Dade

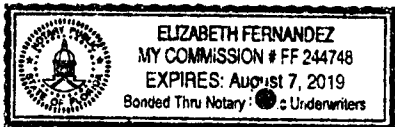
This instrument was acknowledged before me on March 21st, 2019 by

Sonia Asencio as Assistant Vice President of

Bayview Loan Servicing, LLC.

[Signature]  
Notary Public - State of Florida

My Commission Expires: 8/7/2019



## **EXHIBIT "A"**

### **Exceptions**

**Subject to:**

Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use the property will be subject to additional taxes or penalties and interest.

Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District. (No inquiry has been made)

The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.

The provisions contained in Warranty Deed,  
Recorded: February 6, 1974,  
Volume: M74, page 1275