

RECORDING REQUESTED BY:



9200 SE Sunnybrook Blvd., Ste 130
Clackamas, OR 97015

2019-014807

Klamath County, Oregon

12/20/2019 09:08:00 AM

Fee: \$92.00

GRANTOR'S NAME:

The Bank of New York Mellon FKA The Bank of New York, as
Trustee (CWALT 2007-23CB)

GRANTEE'S NAME:

Peerless Properties LLC

AFTER RECORDING RETURN TO:

Peerless Properties LLC
11514 Merganser Road
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Peerless Properties LLC
11514 Merganser Road
Klamath Falls, OR 97601

5258 Massart Street, 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 2007-23CB), Grantor, conveys and specially warrants to **Peerless Properties LLC, an Oregon Limited Liability Company**, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Lots 2, 3 and 4 in Block 1, FAIRHAVEN HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true consideration for this conveyance is Sixty-Eight Thousand Two Hundred Fifty And No/100 Dollars (\$68,250.00).

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.

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SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)
(continued)

The true consideration for this conveyance is Sixty-Eight Thousand Two Hundred Fifty And No/100 Dollars (\$68,250.00). Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others.

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

Dated Dec 17, 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 2007-23CB), by Bayview Loan Servicing, LLC, as attorney in fact

BY: [Signature]
NAME: Sonia Asencio
Assistant Vice President
ITS: _____

State of Florida
County of Miami Dade

This instrument was acknowledged before me on Dec 17, 19 by
Sonia Asencio as AVP of
Bayview Loan Servicing LLC.

[Signature]
Notary Public - State of Florida
My Commission Expires: 10/3/20

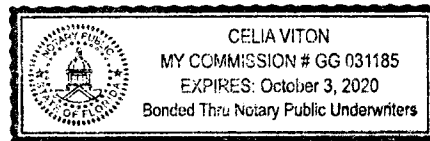


EXHIBIT "A"
Exceptions

Subject to:

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: The California Oregon Power Company

Recorded: July 17, 1926

Volume: 72, page 146, Deed Records

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:

Recorded: June 12, 1929

Volume: 86, page 503, Deed Records