



2020-005297

Klamath County, Oregon

04/27/2020 12:07:22 PM

Fee: \$87.00

After recording return to:
Stephen Herbert and Sarah Herbert
23417 Cherrywood Lane
Chiloquin, OR 97624

Until a change is requested,
all tax statements shall be sent
to the following address:
Stephen Herbert and Sarah Herbert
23417 Cherrywood Lane
Chiloquin, OR 97624

STATUTORY SPECIAL WARRANTY DEED

The Bank of New York Mellon Trust Company, N.A., as Trustee on behalf of CWABS Asset-Backed Certificates Trust 2007-2, Grantor, conveys and specially warrants to Stephen Herbert and Sarah Herbert, Husband and Wife Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

For APN/Parcel ID(s): 274045

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CHILOQUIN,
COUNTY OF KLAMATH, STATE OF OREGON AND IS DESCRIBED AS FOLLOWS:

Lots 19 and 20 in Block 2, JUNIPER ACRES, according to the official plat thereof on file in the office
of the County Clerk, Klamath County, Oregon.

This property is free of encumbrances, EXCEPT: NONE

The true consideration for this conveyance is Ninety-Four Thousand Five Hundred And No/100 Dollars
(\$94,500.00).

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

Dated this APR 22 2020

The Bank of New York Mellon Trust Company, N.A., as Trustee on behalf of CWABS Asset-Backed
Certificates Trust 2007-2

BY: [Signature] APR 22 2020
Select Portfolio Servicing, Inc., as Attorney-In-Fact

RICHARD ORTIZ, DOCUMENT CONTROL OFFICER

State of Utah

County of Salt Lake

On APR 22 2020 before me, Diane Harward Notary Public,

personally appeared Richard Ortiz Personally Known

Document Control Officer, 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 Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature

(Seal)

