

2009-003508

Klamath County, Oregon



00062271200900035080020029

03/11/2009 02:46:29 PM

Fee: \$26.00

**After Recording Return To:**

Ticor Title  
744 NE 7th Street  
Grants Pass OR 97526

ATE 66411

**Send Tax Statements To:**

Nash Properties, LLC.  
802 Hogue Drive  
Klamath Falls OR 97601

Title Order No.  
Escrow No. 26-64898  
Tax Account No.

**SPECIAL WARRANTY DEED**

(ORS 93.855)

**Bank of America, a corporation, Grantor**, conveys and specially warrants to **Nash Properties, LLC., a Limited Liability Company, Grantee**, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

See Exhibit 'A' attached hereto and by reference 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. 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.

The true consideration for this conveyance is \$85,000.00.

Dated this 5 day of March, 2009.

BANK OF AMERICA

Norma J. Dudgeon  
By: **Norma J. Dudgeon, AVP**

as

for LPS Asset

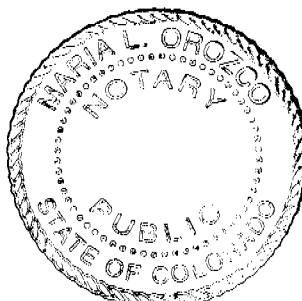
Management Solutions, Attorney in Fact

State of Colorado, County of Jefferson )ss.

This instrument was acknowledged before me on March 5, 2009  
by **Norma J. Dudgeon, AVP** as \_\_\_\_\_ for LPS Asset  
Management Solutions, as Attorney in Fact, of Bank of America.

Maria L. Orozco  
Notary Public

My commission expires:

12/4/09

My Commission Expires 12/4/2009

# 26 ATE

**EXHIBIT 'A'**

Legal Description:

Lot 1, Block 31, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. Excepting the West 73.8' thereof.

Subject to:

The said property is free from encumbrances except:  
COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES,  
POWERS OF SPECIAL DISTRICTS AND EASEMENTS OF RECORD, IF ANY.

Unofficial  
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