

UTC 85298

2009-011525
Klamath County, Oregon



08/27/2009 02:02:56 PM

Fee: \$21.00

RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

GRANTOR'S NAME:

The Bank of New York Mellon Trust Company,
National Association FKA The Bank of New York
Trust Company, N.A., as successor to JPMorgan
Chase Bank, N.A.

GRANTEE'S NAME:

Daniel L. Reed and Nicole A. Reed

SEND TAX STATEMENTS TO:

Daniel L. Reed and Nicole A. Reed

1520 Ridgecrest Drive

Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Daniel L. Reed and Nicole A. Reed

1520 Ridgecrest Drive

Klamath Falls, OR 97601 Escrow No:

20090012381-FTPOR03

1520 Ridgecrest Drive

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 Trust Company, National Association FKA The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank, N.A. Grantor, conveys and specially warrants to Daniel L. Reed and Nicole A. Reed, ~~Tenants by the Entirety~~ ^{AS TRUSTEE} Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Lot 4 in Block 2, of TRACT 1145, NOB HILL, a Resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition, and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

ENCUMBRANCES: Any covenants, conditions, restrictions and easements of record
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 \$275,000.

Dated 8/11/09, 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 Trust Company,
National Association FKA The Bank of New York
Trust Company, N.A., as successor to JPMorgan
Chase Bank, N.A., as Trustee

BY:

Amanda Bryant

IT'S:

AVP

State of California
County of Orange

This instrument was acknowledged before me on August 14, 2009 by
Amanda Bryant
as AVP of Lender Processing Services

Shannon Herod
Notary Public - State of California
My commission expires: June 2, 2011



214mt