

2009-015979

Klamath County, Oregon



00077025200900159790020025



After recording return to:  
Daniel E. Martin  
Lot 86 Tract 1477 Gray Rock  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Daniel E. Martin  
Lot 86 Tract 1477 Gray Rock  
Klamath Falls, OR 97601

File No.: OFS-3406921 (LMP)  
Date: November 19, 2009

1498369

THIS SPACE

12/22/2009 11:37:17 AM

Fee: \$42.00

### STATUTORY SPECIAL WARRANTY DEED

**Bank of America corporation**, Grantor, conveys and specially warrants to **Daniel E. Martin**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 86, TRACT 1477-GRAY ROCK PHASE 6, ACCORDING TO THE OFFICIAL PLAT THEREOF  
ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$22,500.00**. (Here comply with requirements of ORS 93.030)

F42-

APN:

Statutory Special Warranty Deed  
- continued

File No.: **OFS-3406921 (LMP)**

Date: December 17, 2009

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 17th day of December, 2009.

Bank of America, a corporation



By: Steven Gillies, Vice President

STATE OF ARIZONA )  
 )ss.  
County of MARICOPA )

This instrument was acknowledged before me on this 17th day of December, 2009  
by Steven Gillies as Vice President of  
Bank of America NA on behalf of the



Bobby McCarther  
Notary Public  
for MARICOPA  
My commission expires: 7/06/2012

