

2010-002470

Klamath County, Oregon



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02/18/2010 03:22:00 PM

Fee: \$42.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon
1220 20th St. SE #150
Salem, OR 97302

GRANTOR'S NAME:
Bank of America, N.A.

GRANTEE'S NAME:
Darrel Samuels and Diana Samuels

SEND TAX STATEMENTS TO:
Darrel Samuels and Diana Samuels
11654 Kestrel Road
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
Darrel Samuels and Diana Samuels
11654 Krestrel Road
Klamath Falls, OR 97601

Escrow No: FT100022384

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Bank of America, N.A.

Grantor, conveys and specially warrants to

Darrel Samuels and Diana Samuels, as Tenants by the Entirety

Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

929
Lot 129, RUNNING Y RESORT, PHASE II, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ENCUMBRANCES:

"Current taxes, assessments, reservations in patents, and all agreements, easements, rights-of-way, encumbrances liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear 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 \$69,000.00

Dated February 16, 2010; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Bank of America, N.A.

BY: 

April Rosser, AVP

A2amt

State of Arizona
County of Maricopa

On this 16th day of 1, 2010 by April Rosser, as
AVR of Bank of America NA

[Signature]
Notary Public - State of Arizona
My commission expires: April 15, 2011

