

2010-002765

Klamath County, Oregon



00080623201000027650020020



After recording return to:  
Clifton Serres and Brooke Serres

Until a change is requested all tax statements  
shall be sent to the following address:  
Clifton Serres and Brooke Serres

File No.: 7021-1517470 (ALF)  
Date: February 22, 2010

THIS SPA

03/01/2010 02:55:54 PM

Fee: \$42.00

### STATUTORY WARRANTY DEED

**Bank of America N.A.**, Grantor, conveys and warrants to **Clifton Serres and Brooke Serres, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

**LOT 1036 OF RUNNING Y RESORT TRACT 1426, PHASE 12 1ST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

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 **\$43,500.00**. (Here comply with requirements of ORS 93.030)

F 42

APN: R890153

Statutory Warranty Deed  
- continued

File No.: 7021-1517470 (ALF)  
Date: 02/22/2010

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 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

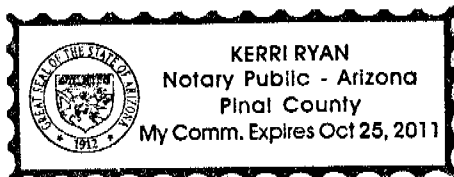
Dated this 23rd day of February, 2010.

Bank of America N.A.

By: Johannes van der Pool, Assistant Secretary

STATE OF AZ )  
 )ss.  
County of Maricopa )

This instrument was acknowledged before me on this 23rd day of February, 2010  
by Johannes van der Pool as Assistant Secretary of Bank of America  
N.A., on behalf of the .



Kerri Ryan  
Kerri Ryan  
Notary Public for AZ  
My commission expires: 10-25-2011