

2010-003253

Klamath County, Oregon



00081188201000032530020021



After recording return to:  
Jeffrey R. Woolworth  
928 Hanks Street  
Klamath Falls, OR 97601-1236

Until a change is requested all tax statements  
shall be sent to the following address:  
Jeffrey R. Woolworth  
928 Hanks Street  
Klamath Falls, OR 97601-1236

File No.: 7088-1323603 (DSS)  
Date: March 03, 2010

THIS SPACE RE

03/12/2010 03:01:34 PM

Fee: \$42.00

**STATUTORY SPECIAL WARRANTY DEED**

**JPMorgan Chase Bank, N.A., successor in interest to Washington Mutual Bank by operation of law**, Grantor, conveys and specially warrants to **Jeffrey R. Woolworth**, 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 999 in Tract 1423 of Running Y Resort Phase 12, according to the official plat thereof on file in the office of the County of 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 **\$20,400.00**. (Here comply with requirements of ORS 93.030)

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 4th day of MARCH, 2010.

JPMorgan Chase Bank, N.A., successor in interest to  
Washington Mutual Bankby operation of law

Kelly Livingston  
By: Kelly Livingston  
Vice President

STATE OF FL )  
County of Duval ) ss.

This instrument was acknowledged before me on this 4 day of March, 2010  
by Kelly Livingston as Vice President of JPMorgan Chase  
Bank, N.A., successor in interest to Washington Mutual Bankby operation of law, on behalf of the



Bla  
Notary Public for \_\_\_\_\_  
My \_\_\_\_\_ commission expires: \_\_\_\_\_