

MTL 1396-9989

2010-003779

Klamath County, Oregon



00081830201000037790040041

03/26/2010 03:47:25 PM

Fee: \$52.00

After Recording Return To:

Jones Day
2727 North Harwood
Dallas, TX 75201
Attn: Catherine Weir

**All tax statements shall be
sent to the following address
until a change is requested:**

JPMC Lease Administration
1111 Polaris Parkway, Suite 1J
Columbus, Ohio 43240
Attn: Sunny Stumpf

Corrective Quit Claim Deed

WHEREAS, a Confirmatory Receiver's Deed (the "Receiver's Deed"), dated as of September 25, 2008, made by the Federal Deposit Insurance Corporation (the "FDIC"), as receiver for Washington Mutual Bank ("WaMu"), as grantor, to JPMorgan Chase Bank, National Association ("JPMorgan Chase"), as grantee, covering the property described on Exhibit A attached hereto and made a part hereof (the "Property"), was recorded on August 18, 2009 as document number 2009-011031 of the Klamath County, Oregon records, in connection with the sale by the FDIC to JPMorgan Chase of the assets of WaMu; and

WHEREAS, the fee owner of the Property at the time the Receiver's Deed was recorded was Western Service Co., then a subsidiary of WaMu (and now a subsidiary of JPMorgan Chase), not the FDIC; and

WHEREAS, Western Service Co. has remained and is currently the fee owner of the Property; and

WHEREAS, JPMorgan, by recording this Corrective Quitclaim Deed, wishes to correct the error in the record caused by the recording of the Receiver's Deed.

NOW, THEREFORE, to correct the record, JPMorgan Chase, as grantor, hereby releases and quitclaims to its subsidiary, Western Service Co., as grantee, any fee interest in the Property which JPMorgan Chase may have.

Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORS 195.300, 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon Laws 2007. This Instrument will 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, and to verify the approved uses and 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 \$0.

Dated: MARCH 18, 2010

GRANTOR:

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION, a national banking
association

By: 

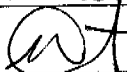
Name: GEORGE C. ROSS

Title: EXECUTIVE VICE PRESIDENT

STATE OF NEW YORK)
) ss
COUNTY OF NEW YORK)

I certify that I know or have satisfactory evidence that GEORGE C. ROSS is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledged it as the Designated Signator of the corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: MARCH 18, 2010



Notary Public in and for the State of
My appointment expires: _____
Residing at: NEW YORK

MARLON GRANT
Notary Public, State of New York
No. 01GR5066396
Term Expires September 23, 2010

EXHIBIT A

PROPERTY DESCRIPTION

A parcel of land situated in Lots 33A and 36, ENTERPRISE TRACTS, more particularly described as follows:

Starting at the Northwest corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, and running thence South $00^{\circ} 00' 30''$ East along the Westerly boundary of said Section 3, 826.8 feet, more or less, to its intersection with a line parallel with and 75.0 feet distant at right angles Northeasterly from the center line of the Dalles-California Highway, also known as South Sixth Street, as the same is now located and constructed; thence South $55^{\circ} 52' 1/2''$ East along said parallel line, being also the Northeasterly boundary of South Sixth Street, 1016.2 feet, more or less, to an iron pin, said point also marking the boundary between lands of First National Bank of Oregon and Alfred D. Collier, from which point the witness monument cross chiseled in the concrete sidewalk by the Oregon State Highway Department on July 15, 1947, bears South $34^{\circ} 07' 1/2''$ West 10.0 feet; thence continuing South $55^{\circ} 52' 1/2''$ East along said Northeasterly boundary of South Sixth Street a distance of 75 feet to the true point of beginning of this description; running thence from said true beginning point South $55^{\circ} 52' 1/2''$ East along the Northeasterly boundary of South Sixth Street 75.0 feet to an iron pin marking the boundary between the lands of Alfred D. Collier and Frank P. Drew and the center line of the party wall between these lands covered by party wall agreement dated June 1, 1948 and filed January 25, 1949 in Klamath County Deed Records in Volume 228 at page 196, from which said pin the witness monument cross chiseled in the concrete sidewalk by the Oregon State Highway Department on July 15, 1947, bears South $34^{\circ} 07' 1/2''$ West 10.0 feet; thence following center line of said party wall and its extension North $34^{\circ} 07' 1/2''$ East at right angles to South Sixth Street 175.0 feet to an iron pin set in the Southwesterly boundary of the County Road known as Pershing Way; thence North $55^{\circ} 52' 1/2''$ West along said boundary parallel to South Sixth Street 75.0 feet to a point; thence South $34^{\circ} 07' 1/2''$ West at right angles to South Sixth Street 175.0 feet to the true point of beginning.