

WTC 87589

2010-005636

Klamath County, Oregon



00083963201000056360020022

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

05/11/2010 03:11:26 PM

Fee: \$42.00

GRANTOR'S NAME:
JPMorgan Chase Bank, NA, successor in interest
to Washington Mutual Bank

GRANTEE'S NAME:
Lyman Kirkland

SEND TAX STATEMENTS TO:
Lyman Kirkland
166 W. 200 "N" #4
Salt Lake City, UT 84103

AFTER RECORDING RETURN TO:
Lyman Kirkland
166 W. 200 "N" #4
Salt Lake City, UT 84103

Escrow No: 20100007058-FTPOR07

1713 Lexington Ave.
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

JPMorgan Chase Bank, NA, successor in interest to Washington Mutual Bank Grantor, conveys and specially warrants to Lyman Kirkland

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

Lot 5 in Block 25 of HILLSIDE ADDITION to The City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon, EXCEPTING THEREFROM the Easterly 100 feet thereof.

ENCUMBRANCES: Easements 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this conveyance is \$56,000.00.

Dated May 4, 2010; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

JPMorgan Chase Bank, NA, successor in interest to
Washington Mutual Bank

BY:

Tina Corcoran


Vice President

attached to Special Warranty Deed dated May 4, 2010

FLORIDA

State of _____
COUNTY of **DUVAL**

This instrument was acknowledged before me on May 5, 2010 by
Tina Corcoran as **Vice President** of JPMorgan Chase Bank, NA,
successor in interest to Washington Mutual Bank

 **M. Rachael Singleton** Notary Public - State of **FLORIDA**
My commission expires: 7/24/2014

