

MTC 87652

2010-009061
Klamath County, Oregon



RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

07/30/2010 03:06:55 PM

Fee: \$42.00

GRANTOR'S NAME:

Bank of America, N.A.

GRANTEE'S NAME:

John H. Riggs

SEND TAX STATEMENTS TO:

John H. Riggs

~~4832 Red Tail Drive~~ 137 East Artic Ave.

~~Klamath Falls, OR 97601~~ Anchorage, AK 99645

AFTER RECORDING RETURN TO:

John H. Riggs

~~4832 Red Tail Drive~~ 137 East Artic Ave.

~~Klamath Falls, OR 97601~~ Escrow No: Anchorage, AK 99645

20100007849-FTPOR03

4832 Red Tail Drive
Klamath Falls, OR 97601

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 John H. Riggs,

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

Lots 1272 of Tract 1443, a replat of Lots 595-602, 604-605, FALCON DRIVE and RED TAIL DRIVE of Tract 1340, RUNNING Y RESORT PHASE 7, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ENCUMBRANCES:

2010-2010 property taxes a lien not yet due and payable; covenants, conditions, restrictions and 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 \$166,000.00.

Dated July 20, 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

ITS:

Jeannie Cisneros
AVP/REO

42amt

1 of 2

attached to Special Warranty deed
dated July 20, 2010.

State of TEXAS
County of TRAVIS

This instrument was acknowledged before me on July 20, 2010 by

Jeannie Cisneros

as AVP/REQ of _____

, Notary Public - State of _____
My commission expires: _____

