

2010-010896

Klamath County, Oregon



00090220201000108960020029

09/14/2010 11:16:48 AM

Fee: \$42.00

Prepared by and After Recording Return to:
Continental REO Services, Inc.
7777 Bonhomme Avenue, Suite 1100
St. Louis, MO 63105

**UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:**

Helen R. Cloney
31210 Harriette Dr
Klamath Falls, Oregon 97601

1st 1602532

OREGON SPECIAL WARRANTY DEED

JP Morgan Chase Bank, National Association, successor in interest to Washington Mutual Bank ("Grantor") conveys and specially warrants to Helen R. Cloney ("Grantee") the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Lot 19 in Block 5 of Mountain Lakes Homesites, according to the Official Plat thereof on file in the Office of the County of Clerk of Klamath County, Oregon

The true consideration for this conveyance is \$ 155,000.00

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. 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 197.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

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IN WITNESS WHEREOF, the said Grantor has executed this instrument as the 3rd day of August, 2010.

JP Morgan Chase Bank, National Association, successor in interest to Washington Mutual Bank

By: Molly Schenck

Its: Molly Schenck
Vice President

STATE of FL)
COUNTY of Duval) ss.

On this 3 day of August, 2010, before me, the subscriber, a Notary Public in and for said County and State, personally came JP Morgan Chase Bank, National Association, successor in interest to Washington Mutual Bank, by and through Molly Schenck, its Vice President, the Grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year aforesaid.



Kandie Nicole George
Notary Public