

NTC 67889

2010-011861

Klamath County, Oregon



00091322201000118610030034

RECORDING REQUESTED BY:

10/07/2010 02:54:59 PM

Fee: \$47.00

Ticor Title Company of Oregon  
744 NE 7th Street

Grants Pass, OR 97526

GRANTOR'S NAME:

Bank of America, National Association, as  
successor by merger to LaSalle Bank, N.A., as  
trustee for Washington Mutual Mortgage  
Pass-Through Certificates WMALT Series 2006-4  
Trust

GRANTEE'S NAME:

Raymond Miller

SEND TAX STATEMENTS TO:

Raymond Miller

3730 Homedale

Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Raymond Miller

512N 9th Street

Klamath Falls, OR 97601 Escrow No:

472610004417-TTJA26

512N 9th Street

Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### SPECIAL WARRANTY DEED – STATUTORY FORM

(INDIVIDUAL or CORPORATION)

Bank of America, National Association, as successor by merger to LaSalle Bank, N.A., as trustee for Washington Mutual Mortgage Pass-Through Certificates WMALT Series 2006-4 Trust Grantor, conveys and specially warrants to Raymond Miller Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

See Exhibit "A" attached hereto and made a part hereof

#### ENCUMBRANCES:

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record. 2010-2011 Property Taxes, a lien not yet due and payable.

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 \$30,000.00.

Dated 9/28/10; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Bank of America, National Association, as  
successor by merger to LaSalle Bank, N.A., as  
trustee for Washington Mutual Mortgage  
Pass-Through Certificates WMALT Series 2006-4  
Trust

BY: Lawson  
JP Morgan Chase Bank National Association  
as Attorney in Fact

Van Tran  
VICE PRESIDENT

47AMT

10f3

attached to Special Warranty deed dated  
9/28/10.

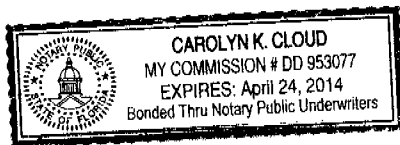
State of Florida

COUNTY of Duval

This instrument was acknowledged before me on Sept. 28, 2010

by Van Tran as VICE PRESIDENT for JPMorgan Chase Bank, National Association

Carolyn K. Cloud, Notary Public - State of Florida  
My commission expires: \_\_\_\_\_



*Exhibit A*

A portion of Lot 1, Block 55, NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on Westerly line of 9th Street 55 feet Northwesterly from Intersection of Westerly line of 9th Street and the Northerly line of Jefferson Street (formerly Bush Street), and running thence in a Southwesterly direction parallel with said Jefferson Street, 65 feet, more or less to line between Lots 1 and 2, Block 55, NICHOLS ADDITION to Klamath Falls; thence in a Northwesterly direction along line between said Lots 1 and 2, 55 feet; thence in a Northeasterly direction parallel with Jefferson Street 55 feet more or less to Westerly line of 9th Street, thence in a Southeasterly direction along Westerly line of 9th Street 55 feet to place of beginning.

CODE:001 MAP:3809-029DC TL:17300 KEY:R369481