

NOT 88619

2010-012073

Klamath County, Oregon



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10/13/2010 11:17:46 AM

Fee: \$42.00

After recording, return to, and
unless further notified, send
tax statement to:

Don Hullman

Lu Ann Hullman

30212 NE 20th Ave
Pratt, KS 67124

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO WASHINGTON MUTUAL BANK, hereinafter called grantor, for the consideration hereinafter stated, grants, bargains, sells, conveys and specially warrants to DON HULLMAN and LU ANN HULLMAN, hereinafter called grantees, and unto grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

LOT 20, BLOCK 2, TRACT NO. 1034, LAKEWOODS SUBDIVISION UNIT #1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

* Husband and Wife

Commonly known as: 220 Lakewoods Vlg. a/k/a 7828 Skyview Circle, Klamath Falls, OR 97601.

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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Subject to all conditions, easements, restrictions, reservations and agreements of record.

To have and to Hold the same unto the said grantees and grantees' heirs, successors and assigns, forever.

And the grantor hereby covenants to and with the said grantees and grantees' heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

Consideration: \$24,000.00

42AMJ

Notary Public
My commission expires: