

NOT 88274

2011-001138

Klamath County, Oregon



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01/31/2011 03:14:48 PM

Fee: \$42.00

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon  
GRANTOR'S NAME:  
JPMorgan Chase Bank, N.A.  
GRANTEE'S NAME:  
John Eversoll  
SEND TAX STATEMENTS TO:  
John Eversoll  
42944 Old Korral Road  
Chiloquin, OR 97624  
AFTER RECORDING RETURN TO:  
John Eversoll  
42944 Old Korral Road  
Chiloquin, OR 97624  
Escrow No: 20100021683-FTPOR03

42944 Old Korral Road  
Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED - STATUTORY FORM**

(INDIVIDUAL or CORPORATION)

JPMorgan Chase Bank, N.A., Grantor, conveys and specially warrants to

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

SEE LEGAL DESCRIPTION ATTACHED HERETO

ENCUMBRANCES: Save and Except: Taxes, covenants, conditions, restrictions, easements, rights of way, homeowners association assessments, if any, and other matters now 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 \$140,000.00.

Dated 12/14/10; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

JPMorgan Chase Bank, N.A.

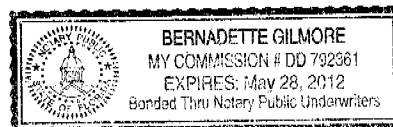
BY: [Signature]  
MOLLY SCHENCK  
ITS: \_\_\_\_\_

State of Florida  
County of Duval

Vice President

This instrument was acknowledged before me on 12/14, 2010 by  
MOLLY SCHENCK,  
as Vice President of \_\_\_\_\_

[Signature]  
Notary Public - State of \_\_\_\_\_  
My commission expires: \_\_\_\_\_



42944

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel 1:**

That portion of the NE1/4 NE1/4 lying Southeasterly of the Southern Pacific Railroad right of way in Section 22, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

**Parcel 2:**

That portion of the W1/2 NW1/4 NW1/4 lying Southeasterly of the Southern Pacific Railroad right of way in Section 23, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.