

14 1678801

2011-004430
Klamath County, Oregon



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04/05/2011 02:26:51 PM

Fee: \$47.00



After recording return to:
First American Title Insurance
1225 Crater Lake Avenue
Medford, OR 97504

Until a change is requested all tax statements
shall be sent to the following address:
Sean P. Campbell and Anu T. Campbell
4730 Murrelet Road
Klamath Falls, OR 97601

File No.: 7161-1678801 (DEW)
Date: March 17, 2011

THIS SPACE

STATUTORY SPECIAL WARRANTY DEED

Bank of America, National Association, Grantor, conveys and specially warrants to **Sean P. Campbell and Anu T. Campbell, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 731, RUNNING Y RESORT, PHASE 9, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$350,000.00**. (Here comply with requirements of ORS 93.030)

APN: R886742

Statutory Special Warranty Deed
- continued


File No.: 7161-1678801 (DEW)
Date: 03/17/2011

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 31 day of March, 2011.

Bank of America, National Association

By: Green Tree Servicing LLC, its attorney
in fact


By: Bradley B. Johnson
Authorized Signer
(title)

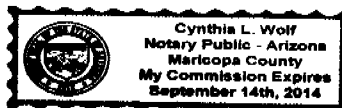
APN: R886742

Statutory Special Warranty Deed
- continued

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STATE OF Arizona)
County of Maricopa)ss.

On this 31 day March, 2011 personally appeared BRADLEY S. JOHNSON as Authorized Signer (title) of Green Tree Servicing LLC, who being duly sworn (or affirmed), did say that he/she is the attorney in fact for **Bank of America, National Association**, and that he/she executed the foregoing instrument by authority of and in behalf of said principal; and he/she acknowledge said instrument to be the act and deed of said principal.



Cynthia L. Wolf
Notary Public for Oregon A2
My commission expires: 9/14/14

CYNTHIA L. WOLF