

MTC84171



THIS SPACE

2011-004687

Klamath County, Oregon



00100287201100046870020026

04/12/2011 11:14:11 AM

Fee: \$42.00

After recording return to:

Jeffrey S. Derr

346 Cherry Avenue

Chimacum, WA 98325

Until a change is requested all tax statements shall be sent to the following address:

Jeffrey S. Derr

346 Cherry Avenue

Chimacum, WA 98325

Escrow No. BT131715DB

Title No. 0086171

SPECIAL r.031511

### SPECIAL WARRANTY DEED

**JP Morgan Chase Bank, National Association,**

Grantor(s) hereby conveys and specially warrants to

**Jeffrey S. Derr,**

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

**Lot 138, THIRD ADDITION TO SPORTSMAN PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**Key 310540 Code No. 078**

**3606-003BD-03100-000**

The true and actual consideration for this conveyance is **\$23,000.00.**

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

42 AMT

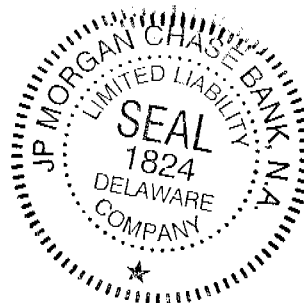
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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.

Dated this 6 day of April 2011



Alissa Owens  
Vice President

as \_\_\_\_\_ for JP Morgan Chase  
Bank, National Association



State of TEXAS  
County of DENTON

This instrument was acknowledged before me on 4-6, 2011 by ALISSA OWENS  
as VP for JP Morgan Chase Bank, National Association.

(Notary Public for \_\_\_\_\_)

My commission expires \_\_\_\_\_

