

2011-008499

Klamath County, Oregon



00104954201100084990020026

07/21/2011 11:15:19 AM

Fee: \$42.00

Loan # 0708500426

GRANTOR'S NAME:

JP Morgan Chase Bank, National Association

GRANTEE'S NAME:

Steven R. Craft, an estate in fee simple

SEND TAX STATEMENTS TO:

Steven R. Craft, an estate in fee simple

PO BOX 155
AKIAK, AK 99552

AFTER RECORDING RETURN TO:

Steven R. Craft

PO BOX 155
AKIAK, AK 99552

Escrow No: 470311012649-TTJA37

1504 Fulton Street

Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM

(INDIVIDUAL or CORPORATION)

JP Morgan Chase Bank, National Association *QB*

Grantor, conveys and specially warrants to

Steven R. Craft, an estate in fee simple

Any claim that the foreclosure and the foreclosure transfer evidenced by deed recorded on April 28, 2011 as Instrument No. 2011-005285 is (a) void or voidable under the Trust Deed Act or other applicable foreclosure and execution statutes; or (b) ineffective in extinguishing the interest of any party who did not timely receive, or who claims not to have timely received, all notices required by law for extinguishing the interest.

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

The West 73.8 feet of Lot 1 in Block 31 of HILLSIDE ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

ENCUMBRANCES:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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 \$51,000.00.

470311012649-TTJA37

Deed (Special Warranty – Statutory Form)

427m

Dated 7/19/11; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

JP Morgan Chase Bank, National Association

BY: Jessica Brown

Jessica Brown
Vice President

State of Florida

COUNTY of Duval

This instrument was acknowledged before me on July 19, 2011

by Jessica Brown Vice President JPMorgan Chase Bank,
National Association

[Signature]
Notary Public - State of Florida
My commission expires: _____

