

MTC 95390

2012-004194

Klamath County, Oregon



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04/23/2012 03:24:03 PM

Fee: \$42.00

Western Title & Escrow

Order Number: 57775

<b>Grantor</b>
Bank of America, N.A. 275 W Chandler Blvd Chandler, AZ 85224
<b>Grantee</b>
Debra Thune 92 Calypso Shores Novato, CA 94949
Until a change is requested, all tax statements shall be sent to the following address:
Debra Thune 92 Calypso Shores Novato, CA 94949

Reserved for Recorder's Use

### STATUTORY SPECIAL WARRANTY DEED

**Bank of America, N.A., Grantor**, conveys and specially warrants to **Debra Thune, Grantee**, the following described real property free of encumbrances created or suffered by the Grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, of the trustee of successor trustee under that certain trust deed recorded August 9, 2006 in Volume 2006-015984, Microfilm Records of Klamath County, Oregon, except as specifically set forth herein:

**Lot 2 in Block 2, TRACT 1098 - SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Account No(s): **137765**

Map/Tax Lot No(s): **2310-035AO-01900-000**

This property is free of encumbrances created or suffered by the Grantor, EXCEPT: The Grantee(s) or Purchaser(s) of the property may not re-sell, record an additional conveyance document, or otherwise transfer title to the property with 60 days following the Grantor's execution of this deed.

The true consideration for this conveyance is **\$8,838.00**. (Here comply with requirements of ORS 93.030.)

**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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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**

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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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Executed this 19 day of April, 2012  
Bank of America, N.A.

By: Lynae Hollins  
Lynae Hollins, AVP  
(please print name & title)

State of Texas, County of Collin. ) ss.

This instrument was acknowledged before me on this 19 day of April, 2012 by  
Lynae Hollins, as AVP of Bank of  
America, N.A.

Marta Quinteros  
Notary Public for Texas  
My commission expires: \_\_\_\_\_

