

154
1710397

After recording return
Martina Georgieva
Routh Crabtree Olsen, P.S.
13555 SE 36th St., Suite 300
Bellevue, WA 98006

2012-005769
Klamath County, Oregon



05/29/2012 11:14:48 AM

Fee: \$42.00

7037.85702/Noble, Jason T. and Tonya R.

WARRANTY DEED

Grantor, JPMorgan Chase Bank, N.A., conveys and specially warrants to HomeSales, Inc., Grantee, whose address is 194 Wood Avenue South, Iselin, NJ 08830, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

Unit 10029 (McGuire Avenue) Tract 1379 Falcon Heights Condominium
Stage 3, according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

Tax Parcel No. R887737

This property is free of liens and encumbrances, EXCEPT: subject to easements, conditions, reservations, covenants, agreements, restrictions, rights of way and declarations of record, if any.

The Grantee by accepting and recording this Deed does not intend a merger of its interest under that certain deed of trust dated November 27, 2006 recorded on November 29, 2006, under File No. 2006-023802, records of Klamath County with the fee title herein conveyed to take place, and it is the intention of the parties that the property above-described shall remain subject to the lien of said deed of trust, which lien shall remain a first lien upon the property.

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 \$146,309.69 and other property or value was either part or the whole consideration.

JPMorgan Chase Bank, N.A.



By: Wendy Koch
Title: Asst. Vice President

F.
42.00

STATE OF Ohio)
COUNTY OF Franklin) ss.

This instrument was acknowledged before me on this 15 day of 8, 2011, by
N.A. as _____, of JPMorgan Chase Bank,



DANNY P. MADDEN
Notary Public, State of Ohio
My Comm. Expires Nov. 04, 2015

Danny P. Madden
Printed Name: _____
Notary Public in and for the
residing at Licking County
My commission expires: _____

WARRANTY DEED

JPMorgan Chase Bank, N.A., Grantor
to
HomeSales, Inc., Grantee