

WTC 9/11/08

2012-006135

Klamath County, Oregon



00119305201200061350060068

06/06/2012 02:59:16 PM

Fee: \$62.00

After Recording Return To:  
Sharon A. Haskins  
3510 Small Ct.  
Klamath Falls, OR 97603

**SPECIAL WARRANTY DEED**

By and between

JPMorgan Chase Bank, as Grantor  
7255 BayMeadows Way  
Jacksonville, FL 32256

and

Sharon A. Haskins, as Grantee  
3510 Small Ct.  
Klamath Falls, OR 97603

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

Sharon A. Haskins  
3510 Small Ct.  
Klamath Falls, OR 97603

The true consideration for this conveyance is \$156,133.00.

62Dmt

## **SPECIAL WARRANTY DEED**

**JP Morgan Chase Bank**, whose mailing address is 7255 Bay Meadows Way, Jacksonville, FL 32256 ("Grantor"), conveys and specially warrants to **Sharon A. Haskins**, whose mailing address is 3510 Small Ct. Klamath Falls, OR 97603 ("Grantee"), the real property described on Exhibit A attached hereto and made a part hereof, free of encumbrances created or suffered by the Grantor except for those matters set forth on Exhibit B attached hereto and made a part hereof.

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.

(Signature Page Follows)

Dated this 23 day of May, 2012.

BY SIGNING BELOW, THE UNDERSIGNED CERTIFIES THAT THE CONSIDERATION  
STATED IN THIS DEED IS THE TRUE AND ACTUAL CONSIDERATION FOR THE  
TRANSFER OF THE PROPERTY.

**GRANTOR:**

JP Morgan Chase Bank

By: Julian Del Real  
Name: Julian Del Real  
Its: Vice President

See Attached  
Notary Acknowledgement

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_, 2012, by  
\_\_\_\_\_, [Name], as the \_\_\_\_\_ [Title] of JP  
Morgan Chase Bank.

Notary Public for \_\_\_\_\_  
My commission expires: \_\_\_\_\_

## ACKNOWLEDGMENT

State of California

County of Los Angeles

On 5/23/12 before me, Valerie L. Strobel, Notary Public  
(here insert name and title of the officer)

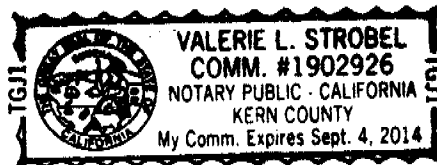
personally appeared Julian Del Real

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Valerie L. Strobel



(Seal)

### OPTIONAL INFORMATION

Description or Title of the Attached Document: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Document Date: \_\_\_\_\_

Capacity Claimed by Signer(s):

- ☐ Individual(s)
- ☐ Corporate Officer(s): \_\_\_\_\_
- ☐ Trustee(s)
- ☐ Attorney-in-Fact
- ☐ Partner(s)
- ☐ Other: \_\_\_\_\_

**EXHIBIT A**

**Legal Description**

**Lot 3 in Block 18, NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

## **EXHIBIT B**

### **Permitted Exceptions**

1. The lien of taxes and assessments for the current year and subsequent years.
2. Matters that would be shown by an accurate survey and inspection of the property.
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable.
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist).
5. All roads and legal highways.
6. Rights of parties in possession (if any).
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.