

WTC 9/19/07

2012-007833

Klamath County, Oregon



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07/18/2012 03:11:07 PM

Fee: \$42.00

AFTER RECORDING RETURN TO:  
Shapiro & Sutherland, LLC  
1499 SE Tech Center Place, Suite 255  
Vancouver, WA 98683  
Telephone: (360) 260-2253  
11-107836

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JPMorgan Chase Bank, N.A., whose address is 3415 Vision Drive, Columbus, Ohio 43219, herein after called the grantor, for the consideration hereinafter stated, to grantor paid by Federal Home Loan Mortgage Corporation, organized and existing under the laws of the United States of America, hereinafter called the grantee, does hereby bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditament and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The North 1/2 of Lot 25, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to Klamath County for road purposes by Deed Volume 349, page 474, Deed Records of Klamath County, Oregon.

more commonly known as: 1106 Kane Street, Klamath Falls, OR 97603

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except covenants, conditions, restrictions and easements of record and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00 (TEN DOLLARS). However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

SEND FUTURE TAX STATEMENTS TO:  
Federal Home Loan Mortgage Corporation  
ATTN: REO Department  
8200 Jones Branch Drive  
McLean, VA 22102-3110

CONSIDERATION AMOUNT: \$10.00

425m

In Witness Whereof, the grantor has executed this 12<sup>th</sup> day of July, in the year 2012; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers or attorney-in-fact, duly authorized thereto by order of its board of directors.

JPMorgan Chase Bank, N.A.

Thomas M Coleman 7/12/12  
Name: **Thomas M Coleman**  
Title: **Vice President**

Katelyn M Franklin 7-12-12  
Name: **Katelyn M Franklin**  
Title: **Vice President**

This instrument will 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 approved uses.

STATE OF Ohio )

County of Franklin )

)ss.

On this 12<sup>th</sup> day of July, 2012, personally appeared Thomas M Coleman and Katelyn M Franklin who, being duly sworn each for himself and not one for the other, did say that the former is the Vice President and that the latter is the Vice President of JPMorgan Chase Bank, N.A., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Tracy N. Rice 7-12-12  
Notary Public **Tracy N. Rice**  
My Commission Expires: 11-20-12



**TRACY N. RICE**  
Notary Public, State of Ohio  
My Commission Expires  
November 20, 2012

S&S # 11-107836