

WTC 92351

2012-009373

Klamath County, Oregon



00123246201200093730030036

08/24/2012 03:22:40 PM

Fee: \$47.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
Bank of America, N.A.
2375 N Glenville Drive
Richardson, TX 75082

GRANTEE:
Chad Rowley
2280 E Lone Star Lane
Coolidge, AZ 85128

SEND TAX STATEMENTS TO:
Chad Rowley
2280 E. Lone Star Lane
Coolidge, AZ 85128

AFTER RECORDING RETURN TO:
Chad Rowley
2280 E. Lone Star Lane
Coolidge, AZ 85128

Escrow No: 20110039935-FTPOR03
Lot 239 Running Y Resort
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Bank of America, N.A. Grantor, conveys and specially warrants to Chad Rowley

Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in Klamath County, Instrument No. M06-13326, except as specifically set forth below.

SEE LEGAL DESCRIPTION ATTACHED HERETO: EXHIBIT A

The true consideration for this conveyance is \$4,000.00.

ENCUMBRANCES: Save and Except: Taxes, covenants, conditions, restrictions, easements, rights of way, homeowners association assessments, if any, and other matters of record.

2012-2013 Taxes a lien, not yet due and payable.

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 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.

20110039935-FTPOR03
Deed (Special Warranty -- Statutory Form)

47Amf

Dated 8/11/12; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Bank of America, N.A.

BY: 

NAME: CINDY TON

TITLE: ASSISTANT VICE PRESIDENT

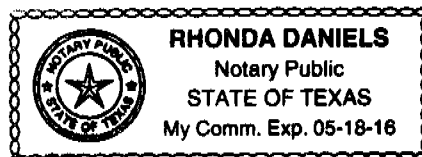
State of TEXAS
County of COLLIN

This instrument was acknowledged before me on 08/11, 2012 by
CINDY TON
as ASSISTANT VICE PRESIDENT BANK OF AMERICA N.A.



, Notary Public - State of TEXAS

My commission expires: 5/18/16



LEGAL DESCRIPTION

EXHIBIT A

Lot 239, RUNNING Y RESORT, PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.