

WTC 93573

2012-010446

Klamath County, Oregon



00124581201200104460030038

09/20/2012 03:02:39 PM

Fee: \$47.00

RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

GRANTOR:

Bank of America, N.A., a National Banking
Association
2375 N Glenville Drive
Richardson, TX 75082

GRANTEE:

Nicole Morgan
2375 Lakeview Dr
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Nicole Morgan
2375 Lakeview Dr
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Nicole Morgan
2375 Lakeview Dr
Klamath Falls, OR 97601

Escrow No: 20120049291-FTPOR03

2318 Modoc Street

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., a National Banking Association Grantor, conveys and specially warrants to Nicole Morgan

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. M05 at page 68825, recorded on 11/10/2005, except as specifically set forth below.

SEE LEGAL DESCRIPTION ATTACHED HERETO: EXHIBIT A

The true consideration for this conveyance is \$47,400.00.

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.

The Grantees(s) or Purchaser(s) of the property may not re-sell, record an additional conveyance document, or otherwise transfer title to the property within 60 days following the grantor's execution of this deed.

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,

20120049291-FTPOR03

Deed (Special Warranty – Statutory Form)

474m

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

Sept 6, 2012
Dated _____; if a corporate grantor, it has caused its name to be signed by order of its board of
directors.

Bank of America, N.A., a National Banking
Association

BY: Maria A. Goldenberg

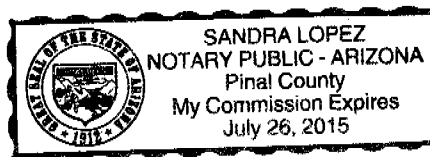
NAME: Maria A Goldenberg

TITLE: Assistant Vice President

State of ARIZONA
County of MARICOPA

This instrument was acknowledged before me on September 6th 2012 by
Maria A Goldenberg
as Assistant Vice President of Bank of America N.A.

Sandra Lopez
, Notary Public - State of ARIZONA Sandra Lopez
My commission expires: July 26, 2015



LEGAL DESCRIPTION

EXHIBIT A

Lots 1 and 2, Block 9, NORTH KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.