

2012-011778

Klamath County, Oregon

10/23/2012 01:23:57 PM

Fee: \$42.00

MTL 92912-T

RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

GRANTOR:

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

GRANTEE:

Christian Vukasovich
1457 Woodland Dr
Ann Arbor, MI 48103

SEND TAX STATEMENTS TO:

Christian Vukasovich
951 Ponderosa
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Christian Vukasovich
951 Ponderosa
Klamath Falls, OR 97601

Escrow No: 20120045059-FTPOR03

951 Ponderosa

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 Christian Vukasovich

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. 2008-015604, except as specifically set forth below.

Lot 6, Block 6 of Tract 1140, LYNNEWOOD FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is \$189,000.00.

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

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.

42 AMT

20120045059-FTPOR03

Deed (Special Warranty – Statutory Form)

Dated 6/28/12 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: [Signature]

NAME: HANNICA MCSHAN

TITLE: ASST. VICE PRESIDENT

State of TEXAS
County of COLLIN

This instrument was acknowledged before me on JUNE 28, 2012 by
HANNICA MCSHAN

as AVP of _____

[Signature]
, Notary Public - State of TEXAS
My commission expires: _____

