



THIS SPACE RESERVED FOR REC

2012-014106  
Klamath County, Oregon  
12/19/2012 08:53:09 AM  
Fee: \$52.00

After recording return to:

Jose L. Vieira

HC04 Box 45015

Alturas, CA 96101

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

Jose L. Vieira

HC04 Box 45015

Alturas, CA 96101

Escrow No. MT95370-MS

Title No. 0095370

SPECIAL r.020212

### SPECIAL WARRANTY DEED

**JPMorgan Chase Bank, N.A.,**

Grantor(s) hereby conveys and specially warrants to

  
**Jose L. Vieira and Lucy Vieira, as tenants by the entirety,**

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **KLAMATH** and State of Oregon, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SEE ATTACHED EXHIBIT "B" FOR PERMITTED EXCEPTIONS

The true and actual consideration for this conveyance is **\$50,000.00**.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.



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.

<sup>17+428P</sup>  
Dated this 17th day of December, 2012.

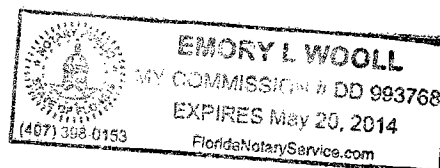
By: John LaMarca as authorized signer for  
JPMorgan Chase Bank, N.A. John LaMarca, Vice President

State of Florida  
County of Broward

This instrument was acknowledged before me on December 17, 2012 by

John LaMarca, Vice President  
as authorized signer for JPMorgan Chase Bank, N.A.. who is personally known to me.

Emory L Wooll  
(Notary Public for Florida)  
My commission expires May 20, 2014



**EXHIBIT A**

**Legal Description**

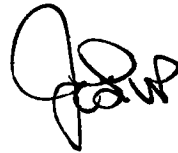
Unit 10525 (Kincheloe Avenue), TRACT 1365 - FALCON HEIGHTS CONDOMINIUMS - STAGE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

A handwritten signature in black ink, appearing to be "J. S. Up" or similar, located in the lower right quadrant of the page.

## **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.

A handwritten signature in black ink, appearing to be 'J. W. W.', located in the lower right quadrant of the page.