

2013-000051

Klamath County, Oregon

01/02/2013 02:44:16 PM

Fee: \$42.00

mtc 93383

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
BANK OF AMERICA, N.A.,
2375 N Glenville Drive
Richardson, TX 75082

GRANTEE:
Karla K. Grimes
12049 Hwy 140 E.
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:
Karla K. Grimes
12049 Hwy 140 E.
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Karla K. Grimes
12049 Hwy 140 E.
Klamath Falls, OR 97603

Escrow No: 20120048251-FTPOR03

Lot 065 Ridgewater Tract
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 Karla K. Grimes

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. 2007-011592, except as specifically set forth below.

Lot 65, Tract 1472, RIDGEWATER SUBDIVISION, PHASE 1, 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 \$3,000.00.

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

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,

20120048251-FTPOR03
Deed (Special Warranty – Statutory Form)

42 AMT

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

Dated 12/18/12; 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]
BANK OF AMERICA, N.A..

Name: CHRISTA MCCLURE
Title: ASST VICE PRESIDENT

State of TEXAS
County of COLLIN

This instrument was acknowledged before me on DECEMBER 18 20 12 by
CHRISTA MCCLURE
as ASST VICE PRESIDENT of BANK OF AMERICA

[Signature]
, Notary Public - State of TEXAS
My commission expires: 07/14/2014
MARIA LUGO

