

2 MTC 94131

RECORDING COVER SHEET

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

2013-000751

Klamath County, Oregon

01/22/2013 11:42:27 AM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Shapiro & Sutherland, LLC

1499 SE Tech Center Place, Suite 255

Vancouver, WA 98683

S&S File No. 10-104524

Recording requested by:

LPS-Default Title

3220 El Camino Real

Irvine, CA 92602

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

☒ X

Warranty Deed

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Howard, Ruth M. (deceased)

2547 Fargo Street, Klamath Falls, OR 97603

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

JPMorgan Chase Bank, National
Association, successor in interest to
Washington Mutual Bank
JPMorgan Chase Bank, N.A.
7255 Baymeadows Way
Jacksonville, Florida 32256

Kelly D. Sutherland
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683

4) TRUE AND ACTUAL CONSIDERATION | 5) SEND TAX STATEMENTS TO:

ORS 93.030(5) – Amount in dollars or other

\$ _____ Other _____

6) SATISFACTION of ORDER or WARRANT | 7) The amount of the monetary

ORS 205.125(1)(e)

CHECK ONE: FULL

(If applicable) PARTIAL

| obligation imposed by the order
| or warrant. ORS 205.125(1)(c)

| \$ _____

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____ TO CORRECT _____ PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE NUMBER _____."

47 AMT

AFTER RECORDING RETURN TO:
Shapiro & Sutherland, LLC
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683
Telephone: (360) 260-2253
10-104524

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JPMorgan Chase Bank, National Association, successor in interest to Washington Mutual Bank, whose address is 7255 Baymeadows Way, Jacksonville, Florida 32256, herein after called the grantor, for the consideration hereinafter stated, to grantor paid by Federal National Mortgage Association, whose address is , hereinafter called the grantee, does hereby bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditament and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

All of the Northerly 65 Lots 25, 26, 27, and 28, in Block 8, ST. FRANCIS PARK,
according to the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

more commonly known as: 2547 Fargo Street, Klamath Falls, OR 97603

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except covenants, conditions, restrictions and easements of record and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00 (TEN DOLLARS). However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

SEND FUTURE TAX STATEMENTS TO:
Federal National Mortgage Association
Two Galleria Tower, Suite 950
13455 Noel Road
Dallas, TX 75240

CONSIDERATION AMOUNT: \$10.00

In Witness Whereof, the grantor has executed this 15th day of Jan., in the year 2012; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers or attorney-in-fact, duly authorized thereto by order of its board of directors.

JPMorgan Chase Bank, National Association,
successor in interest to Washington Mutual Bank

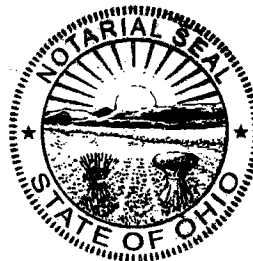
Gayle R Farmer 1-15-13
Name: **Gayle R Farmer**
Title: **Vice President**
Kimberly Y Sellers 1/15/13
Name: **Kimberly Sellers**
Title: **Assistant Secretary**

This instrument will 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 approved uses.

STATE OF Ohio)
)ss.
County of Franklin)

On this 15th day of JANUARY, 2012, personally appeared Gayle R Farmer and KIMBERLY Y SELLERS who, being duly sworn each for himself and not one for the other, did say that the former is the Vice President and that the latter is the Assistant Secretary of JPMorgan Chase Bank, National Association, successor in interest to Washington Mutual Bank, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Katherine M Seeds 1/15/13
Notary Public **Katherine M. Seeds**
My Commission Expires: 2/6/16



Katherine M. Seeds
Notary Public, State of Ohio
My Commission Expires 02-06-2016

S&S # 10-104524