

2013-004443
Klamath County, Oregon
04/26/2013 10:19:15 AM
Fee: \$57.00

MTL 94854

After Recording Return To:
Harvey Spears Sr.
17 N. L Street #3
Lakeview, OR 97630

SPECIAL WARRANTY DEED

By and between

J.P. Morgan Chase Bank, National Association , as Grantor

and

Harvey Spears Sr., as Grantee

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

Harvey Spears Sr.
17 N. L Street #3
Lakeview, OR 97630

The true consideration for this conveyance is \$27,250.00.

57 AMT

08

SPECIAL WARRANTY DEED

J.P. Morgan Chase Bank, National Association, whose mailing address is c/o 7301 Baymeadows Way, Jacksonville, Florida, 32256 (“**Grantor**”), conveys and specially warrants to **Harvey Spears Sr.**, whose mailing address is 207 N. Lalo Avenue Chiloquin, OR 97624 (“**Grantee**”), the real property described on Exhibit A attached hereto and made a part hereof, free of encumbrances created or suffered by the Grantor except for those matters set forth on Exhibit B attached hereto and made a part hereof.

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

(Signature Page Follows)

(Signature Page for Special Warranty Deed)

Dated this 18TH day of April, 2013.

BY SIGNING BELOW, THE UNDERSIGNED CERTIFIES THAT THE CONSIDERATION STATED IN THIS DEED IS THE TRUE AND ACTUAL CONSIDERATION FOR THE TRANSFER OF THE PROPERTY.

GRANTOR:

J.P. Morgan Chase Bank, National Association

By: *Amber Ball* 4/18/2013
Name: Amber Ball
Its: Vice President

STATE OF Texas)
)
COUNTY OF Denton)

This instrument was acknowledged before me on April 18, 2013, by Amber Ball [Name], as the V.P. [Title] of J.P. Morgan Chase Bank, National Association

[Signature]
Notary Public for Texas
My commission expires: 3/5/16

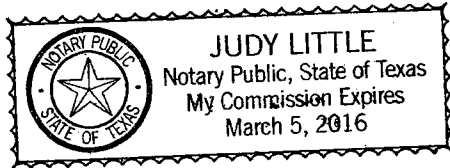


EXHIBIT A

OB

Legal Description

Lots 13 and 14, Block 4, West Chiloquin, According to the official plat thereof on File in the Office of the clerk of Klamath County, Oregon. Code 012 Map 3407-034DB TL 06300 Key# 202337

Commonly known as 207 N. Lalo Avenue Chiloquin, Oregon 97624

EXHIBIT B

OB

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.