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2013-005665

Klamath County, Oregon

05/20/2013 03:48:45 PM

Fee: \$42.00

**WHEN RECORDED, RETURN TO**

RCO Legal, P.C.

Attn: **Michael Thornicroft**

511 SW 10<sup>th</sup> Ave., Ste. 400

Portland, OR 97205

Send Tax Statements To:

Chase Tax Department

1 CoreLogic Drive,

Westlake, TX 76262

Rhine, D D. and ~~Gibson~~, Margaret A. / 7233.50092

VP \* Rhine

**SPECIAL WARRANTY DEED**

THIS INDENTURE made this 1 day of May, 2013, between JPMorgan Chase Bank, National Association, successor in interest from the FDIC as Receiver of Washington Mutual Bank F/K/A Washington Mutual Bank, F.A. a corporation duly organized and existing under and by virtue of the laws of the United States, located at 270 Park Avenue, Manhattan, New York, New York 10017, hereinafter Grantor, and JP Morgan Chase Bank, National Association, its successors or assigns, as such, GRANTEE:

WITNESSETH, that GRANTOR for and in consideration of the sum of Ten Dollars (\$10.00) paid by GRANTEE, the receipt whereof is acknowledged, and other valuable consideration, hereby grants, and conveys unto GRANTEE, and to their successors and assigns, forever, but without recourse, representation of warranty (statutory or otherwise), except as expressed herein, all of its right, title and interest in and to that certain tract or parcel of land described as follows, to wit:

The Southerly 40 feet of Lots 554 and 555 in Block 120 of Mills addition to the City of Klamath Falls, according to the official Plat thereof on File in the office of the County Clerk of Klamath County, Oregon.

Tax Parcel No.: R480928

together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining; and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demands whatsoever, of the said GRANTOR, either in law or equity, or, in and to the above-bargained premises, with the said hereditaments and appurtenances; TO HAVE AND TO HOLD the premises as before described, with the appurtenances, unto the said Grantee, their successors and assigns forever.

F.  
47.-

And GRANTOR, for itself and its successors does covenant, promise and agree, to and with the said GRANTEE their successors and assigns, that GRANTOR has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it will warrant and forever defend.

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.

Effective this 1 day of May, 2013. If a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other persons duly authorized to do so by order of its board of directors.

JPMorgan Chase Bank, National Association,  
successor in interest from the FDIC as Receiver of  
Washington Mutual Bank F/K/A Washington Mutual  
Bank, F.A.

By: [Signature] 5-1-13

Its: Vice President Vincent Pontius

On this 1<sup>st</sup> day of MAY, 2013, before me, the undersigned, a Notary Public in and for the State of Ohio, duly commissioned and sworn, personally appeared Vincent Pontius, to me known to be the Vice President

of JPMorgan Chase Bank, NA, SII FROM THE FDIC AS RECEIVER OF WASHINGTON MUTUAL BANK the F/K/A WASHINGTON MUTUAL BANK, F.A. corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Katherine M. Seeds 5/1/13  
Notary Public in and for the State of OHIO  
residing at WESTERVILLE  
My commission expires 2/6/16



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