

AMERITITLE

MLC 97692-

2013-007602

Klamath County, Oregon

07/03/2013 11:47:30 AM

Fee: \$57.00

[Note: Minimum of 1.5 Inch Margin on First Page is Required]

After Recording Return To:

JPMorgan Chase Bank, National Association

7255 Baymeadows Way

Jacksonville, FL 32256

Q2

**SPECIAL WARRANTY DEED**

By and between

JPMorgan Chase Bank, National Association

7255 Baymeadows Way

Jacksonville, FL 32256

and

Michael J O'Brien and Junne D Everingham

2908 Sumac Road

Fallbrook, CA 92028

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

Michael J O'Brien and Junne D Everingham

2908 Sumac Road

Fallbrook, CA 92028

The true consideration for this conveyance is \$26,600.00

[Note: All of the foregoing information must be included on the first page of the Deed.]

57AMT

**SPECIAL WARRANTY DEED**

9<sup>m</sup>

**JPMorgan Chase Bank, National Association** ("Grantor"), whose mailing address is 7255 Baymeadows Way, Jacksonville, FL 32256 conveys and specially warrants to **Michael J O'Brien and Junne D Everingham**, ("Grantee") whose mailing address is 2908 Sumac Road, Fallbrook, CA 92028, 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 26 day of June, 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:

  
JPMorgan Chase Bank, National Association  
By: DeAnn Barnes  
Name: DeAnn Barnes  
Its: Vice President 6/26/13

STATE OF Texas )  
COUNTY OF Denton )

This instrument was acknowledged before me on June 26, 2013, by DeAnn Barnes, as the Vice President [Title] of JPMorgan Chase Bank, National Association.

  
Notary Public for ~~Oregon~~ Texas  
My commission expires: 2/23/14

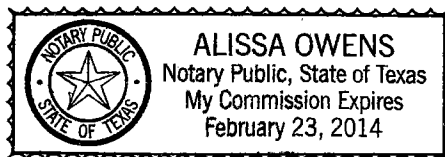


EXHIBIT A

Legal Description

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.

This Property is more commonly known as 815 Division Street, Klamath Falls, OR 97601



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.