

# AMERITITLE



RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

**2013-010631**

Klamath County, Oregon

09/18/2013 11:11:14 AM

Fee: \$42.00

GRANTOR:  
Bank of America, N.A.

GRANTEE:  
Wayne Burnett  
905 Palisade Court  
Roseville, CA 95661

SEND TAX STATEMENTS TO:  
Wayne Burnett  
905 Palisade Court  
Roseville, CA 95661

AFTER RECORDING RETURN TO:  
Wayne Burnett  
905 Palisade Court  
Roseville, CA 95661  
Escrow No: 20130069834-FTPOR03

2563 Homedale Road  
Klamath Falls, OR 97603

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 Wayne Burnett Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

**Parcel 1 of Land Partition 20-00 being Lots 7 and 8, Block 3 and Lots 7 and 8, Block 4 of "Bailey Tracts No. 2" and a portion of vacated Ronald Street, situated in the SE 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon**

The true consideration for this conveyance is \$99,000.00.

### **ENCUMBRANCES:**

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

Property taxes in an undetermined amount which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2013-2014.

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

20130069834-FTPOR03  
Deed (Special Warranty – Statutory Form)



Dated 9/13/13, 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: \_\_\_\_\_  
ONEWEST BANK, FSB, As Attorney in Fact

NAME: Louise Chavez

TITLE: AVP

State of **TEXAS**  
County of **TRAVIS**

This instrument was acknowledged before me on SEP 13 2013 by  
Louise Chavez AVP/REO

as AVP of OneWest Bank FSB

Notary Public - State of \_\_\_\_\_

My commission expires: 7-21-16

