2014-000071

Klamath County, Oregon 01/06/2014 12:07:55 PM

Fee: \$47.00



RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon GRANTOR:
Bank of America, N.A.
2375 N Glenville Drive
Richardson, TX 75082

GRANTEE: Robert L Hung and Chen Ning Hung 2112 NE Fairway Drive Portland, OR 97211

SEND TAX STATEMENTS TO: Robert L Hung and Chen Ning Hung 2112 NE Fairway Drive Portland, OR 97211

AFTER RECORDING RETURN TO: Robert L Hung and Chen Ning Hung 2112 NE Fairway Drive Portland, OR 97211 Escrow No: 20130085457-FTPOR03 Lot 1156 Parula Road Klamath Falls, OR 97601

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 Robert L Hung and Chen Ning Hung Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

LOT 1156, RUNNING Y RESORT, PHASE 13, TRACT 1429, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is \$15,500.00.

## ENCUMBRANCES

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

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.

20130085457-FTPOR03 Deed (Special Warranty – Statutory Form)

470mb

 ${\sf Dated}\, \underline{12/26/13}; if a corporate grantor, it has caused its name to be signed by order of its board of$ directors.

NAME: CHRISTA MCCLURE

TITLE: ASST VICE PRESIDENT

**TEXAS** State of County of \_ DALLAS

This instrument was acknowledged before me on DECEMBER 262013 by CHRISTA MCCLURE as \_\_\_ASST VICE PRESIDENT of \_\_\_BANK OF AMERICA, N. as BANK OF AMERICA, N.A.

, Notary Public - State of Texas WII My commission expires: 12/07/2015 WILLIAM D OWENS

