

2014-000528

Klamath County, Oregon

01/22/2014 08:55:25 AM

Fee: \$52.00



RECORDING COVER SHEET

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Shapiro & Sutherland, LLC

7632 SW Durham Road

Suite 350

Tigard, Oregon 97224

S&S File No. 10-105275

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)



Warranty Deed

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

JPMorgan Chase Bank, N. A.

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Federal National Mortgage Association

4) TRUE AND ACTUAL CONSIDERATION | 5) SEND TAX STATEMENTS TO:

ORS 93.030(5) – Amount in dollars or other

Federal National Mortgage Association

Two Galleria Tower, Suite 950

\$10.00 Other

13455 Noel Road

Dallas, TX 75240

6) SATISFACTION of ORDER or WARRANT | 7) The amount of the monetary

ORS 205.125(1)(e)

| obligation imposed by the order

CHECK ONE: FULL

| or warrant. ORS 205.125(1)(c)

(If applicable) PARTIAL

| \$ _____

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with

ORS 205.244: "RERECORDED AT THE REQUEST OF _____ TO
CORRECT _____ PREVIOUSLY RECORDED IN BOOK _____ AND PAGE
_____, OR AS FEE NUMBER _____."

52amt

AFTER RECORDING RETURN TO:
Shapiro & Sutherland, LLC
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683
Telephone: (360) 260-2253
10-105275

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JPMorgan Chase Bank, National Association, successor in interest by purchase from the Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank F/K/A Washington Mutual Bank, FA, whose address is 7255 Baymeadows Way, Jacksonville, Florida 32256, herein after called the grantor, for the consideration hereinafter stated, to grantor paid by Federal National Mortgage Association, hereinafter called the grantee, does hereby bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditament and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 20, Block 27, WEST KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

more commonly known as: 5322 & 5324 Mahan Ave, Klamath Falls, OR 97601

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except covenants, conditions, restrictions and easements of record and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00 (TEN DOLLARS). However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

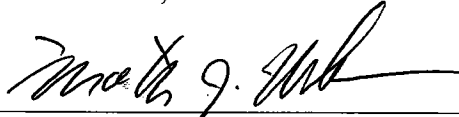
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

SEND FUTURE TAX STATEMENTS TO:
Federal National Mortgage Association
Two Galleria Tower, Suite 950
13455 Noel Road
Dallas, TX 75240

CONSIDERATION AMOUNT: \$10.00

In Witness Whereof, the grantor has executed this instrument this 10 day of DEC, in the year 2013; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers or attorney-in-fact, duly authorized thereto by order of its board of directors.

JPMorgan Chase Bank, National Association,
successor in interest by purchase from the Federal
Deposit Insurance Corporation as Receiver of
Washington Mutual Bank F/K/A Washington
Mutual Bank, FA

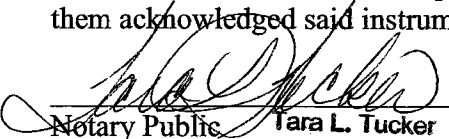
 DEC 10 2013
Name: **TIMOTHY J WILSON**
Title: Vice President

 DEC 10 2013
Name: **Teresa E Grace**
Title: Assistant Secretary

This instrument will 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 approved uses.

STATE OF Ohio)
)ss.
County of Franklin)

On this 10 day of DEC, 2013, personally appeared **TIMOTHY J WILSON** and **Teresa E Grace** who, being duly sworn each for himself and not one for the other, did say that the former is the **Vice President** and that the latter is the **Assistant Secretary** of JPMorgan Chase Bank, National Association, successor in interest by purchase from the Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank F/K/A Washington Mutual Bank, FA, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

 DEC 10 2013
Notary Public **Tara L. Tucker**
My Commission Expires: 05/26/18

S&S # 10-105275



TARA L. TUCKER
Notary Public, State of Ohio
My Comm. Expires 05/26/20 