

**2014-002101**

Klamath County, Oregon

03/11/2014 11:53:16 AM

Fee: \$57.00

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, LLC7632 SW Durham Road, Suite 350Tigard, Oregon 97224S&S File No. 10-104910**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, National Association

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

Federal Home Loan Mortgage Corporation

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

ORS 93.030(5) – Amount in dollars or other

\$10.00 _____ Other _____

Federal Home Loan Mortgage CorporationATTN: REO Department8200 Jones Branch DriveMcLean, VA 22102-3110**6) SATISFACTION of ORDER or WARRANT | 7) The amount of the monetary**

ORS 205.125(1)(e)

CHECK ONE: FULL

(If applicable) PARTIAL

| **obligation imposed by the order**| **or warrant. ORS 205.125(1)(c)**

| \$ _____

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 _____."

57441

AFTER RECORDING RETURN TO:

Shapiro & Sutherland, LLC
7632 SW Durham Road, Suite 350
Tigard, Oregon 97224
Telephone: (360) 260-2253
10-104910

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 Home Loan Mortgage Corporation, 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 7, Block 305, DARROW ADDITION TO THE CITY OF KLAMATH FALLS,
according to the official plat thereof on file in the office of the Clerk of Klamath County,
Oregon.

more commonly known as: 2504 Eberlein Avenue, 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 Home Loan Mortgage Corporation
ATTN: REO Department
8200 Jones Branch Drive
McLean, VA 22102-3110

CONSIDERATION AMOUNT: \$10.00

In Witness Whereof, the grantor has executed this instrument this 31 day of January, in the year 2014; 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

 1-31-14
Name: **Matthew A. Jones**
Title: **Vice President**

 1-31-14
Name: **Birhan Ayele**
Title: **Assistant Secretary**


Before signing or accepting this instrument, the person transferring fee title should inquire about the person's right, 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.

STATE OF Ohio)
County of Franklin) ss.

On this 31 day of January, 2014, personally appeared Matthew A. Jones and Birhan Ayele 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

S&S# 10-104910^{mj}

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.

 JAN 31 2014
Notary Public Tara L. Tucker
My Commission Expires: 05/26/18

S&S # 10-104910



TARA L. TUCKER
Notary Public, State of Ohio
My Comm. Expires 05/26/2018