



2014-002917

Klamath County, Oregon

04/04/2014 10:16:20 AM

Fee: \$52.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
Bank of America, N.A.

GRANTEE:
Jonathan M. Moss

SEND TAX STATEMENTS TO:
Jonathan M. Moss
36850 Highway 62
Chiloquin, OR 97624-6749
AFTER RECORDING RETURN TO:
Jonathan M. Moss
36850 Highway 62
Chiloquin, OR 97624-6749
Escrow No: 20140092447-FTPOR10
36850 Highway 62
Chiloquin, OR 97624-6749

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 Jonathan M. Moss

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

Parcel I of Land Partition 22-05, being situated in Government Lots 3, 4, 5, 6, 11, 12, 13, 14, 19, 20, 21, 22, 27, 28, 29, 30, 31, and a portion of Lot 32, all in the W 1/2 and the SE 1/4 of Section 8, Township 35 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon.

The true consideration for this conveyance is \$195,000.00.

ENCUMBRANCES: SEE ATTACHED EXHIBIT OF EXCEPTIONS

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.

Dated March 31, 2014; 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 PNC Bank, National Association, as
Attorney-in-Fact

BY:

AS:

Jerriann Bruns
Jerriann Bruns
Officer, PNC Bank, National Association

Authorized Signer

20140092447-FTPOR10
Deed (Special Warranty – Statutory Form)

52-

Fidelity National Title of Oregon 20140092447-10

State of Ohio
County of Cutler

On this 31st day of March, 2014, before me personally appeared
JERRIAN N BRUNAS Officer of PNC Bank, National Association
to be the person whose name is subscribed to the within instrument as the attorney in fact of: Bank of
America, N.A. and acknowledged that (he) (she) subscribed the name Bank of America, N.A. thereto as
principal, and (his) (her) own name as attorney in fact.

Shari L Bowman
Notary Public - State of Ohio
My commission expires: 5-18-18



SHARI L BOWMAN
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 05-18-18

EXHIBIT OF EXCEPTIONS\

Grantor conveys and specially warrants to Jonathan M. Moss, Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded March 11, 2005 in Volume M05, page 16490, Microfilm Records of Klamath County, Oregon, except as specifically set forth below:

The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Grazing Fire Patrol.

The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Timber Fire Patrol.

The rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

Reservations and restrictions as contained in Deed of Tribal Property, subject to the terms and provisions thereof;

Recorded: June 1, 1959
Volume: 313, page 59, Deed Records of Klamath County, Oregon

Underground Right of Way Easement created by instrument, subject to the terms and provisions thereof;

Recorded: December 16, 1985
Volume: M85, page 20417, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power & Light Company

Telephone Line Right of Way Easement created by instrument, subject to the terms and provisions thereof;

Recorded: December 20, 1985
Volume: M85, page 20668, Microfilm Records of Klamath County, Oregon
In favor of Telephone Utilities of Eastern Oregon, Inc.

An easement created by instrument, subject to the terms and provisions thereof,

Dated: September 20, 1996
Recorded: October 21, 1996
Volume: M96, page 33180, Microfilm Records of Klamath County, Oregon
In favor of: Donald R. Crane and Linda L. Crane
For: Establishing, constructing and maintaining underground power, telephone and associated utility lines and conduits

Easements as dedicated or delineated on the recorded Partition Plat 22-05
For: Ingress and egress