

NTC 100739CT

2014-005925

Klamath County, Oregon

06/04/2014 08:51:48 AM

Fee: \$62.00

[Note: Minimum of 1.5 Inch Margin on First Page is Required]

After Recording Return To:
Juvenal Murillo Perez and Angelica Murillo
23999 Adams Pt. Rd.
Merrill, OR 97633

SPECIAL WARRANTY DEED

By and between

JPMorgan Chase Bank, National Association, as Grantor
1400 East Newport Center Drive
Deerfield Beach, FL 33442

and

Juvenal Murillo Perez and Angelica Murillo, as Grantee
10135 McGuire Avenue
Klamath Falls, OR 97603

Until a change is requested, all tax statements
shall be sent to the following address:

Juvenal Murillo Perez and Angelica Murillo
10135 McGuire Avenue
Klamath Falls, OR 97603

The true consideration for this conveyance is \$65,000.00.

[Note: All of the foregoing information must be included on the first page of the Deed.]

\$62.00

SPECIAL WARRANTY DEED

JPMorgan Chase Bank, N.A. a national association of the united states of america a(n) whose mailing address is 1400 East Newport Center Drive Deerfield Beach, FL33442 (**"Grantor"**), conveys and specially warrants to **Juvenal Murillo Perez and Angelica Murillo, as tenants by the entirety** whose mailing address is 23999 Adams Pt. Rd Merrill, OR 97633 (**"Grantee"**), the real property described on Exhibit A attached hereto and made a part hereof, free of encumbrances created or suffered by the Grantor except for those matters set forth on Exhibit B attached hereto and made a part hereof.

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, 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.

(Signature Page Follows)



Dated this 29 day of MAY, 2014.

3

EXHIBIT A

Legal Description

**Lot 10135, SUPPLEMENTAL PLAT, TRACT 1379, FALCON HEIGHTS
CONDOMINIUM STAGE 3, according to the official plat thereof on file in the office
of the County Clerk of Klamath County, Oregon.**

Chp

EXHIBIT B

Permitted Exceptions

1. The lien of taxes and assessments for the current year and subsequent years.
2. Matters that would be shown by an accurate survey and inspection of the property.
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable.
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist).
5. All roads and legal highways.
6. Rights of parties in possession (if any).
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

A handwritten signature in black ink, appearing to be 'Chp' or similar, located at the bottom center of the page.