



2014-007525
Klamath County, Oregon
07/17/2014 02:46:41 PM
Fee: \$67.00

After Recording Return To:
Ernest Dean McGirr and Mary Sean McGirr
214 N. Baker Ave
Chiloquin, OR 97624

SPECIAL WARRANTY DEED

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By and between

**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, as Grantor**
7301 Baymeadows Way
Jacksonville, FL 32256

and

Ernest Dean McGirr and Mary Sean McGirr, as Grantee
214 N. Baker Ave
Chiloquin, OR 97624

Until a change is requested, all tax statements
shall be sent to the following address:
214 N. Baker
Chiloquin, OR 97624

The true consideration for this conveyance is **\$1,050.00**

DB1/67152976.5

\$67.00

SPECIAL WARRANTY DEED

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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 mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256 ("**Grantor**"), conveys and specially warrants to **Ernest Dean McGirr and Mary Sean McGirr**, whose mailing address is 214 N. Baker Ave., Chiloquin, OR 97624 ("**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, 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.

(Signature Page Follows)

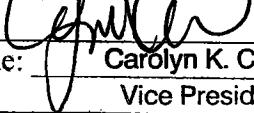
(Signature Page for Special Warranty Deed)

Dated this 9 day of July, 2014.

BY SIGNING BELOW, THE UNDERSIGNED CERTIFIES THAT THE CONSIDERATION STATED IN THIS DEED IS THE TRUE AND ACTUAL CONSIDERATION FOR THE TRANSFER OF THE PROPERTY.

GRANTOR:

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

By:  JUL 09 2014
Name: Carolyn K. Cloud
Its: Vice President

STATE OF _____)
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2014, by _____, as the _____ 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

Notary Public for _____
My commission expires: _____



See Attached
Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

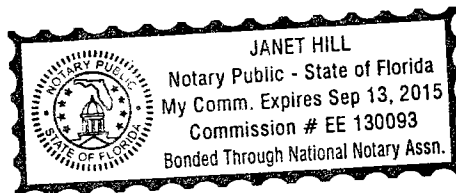
The foregoing instrument was acknowledged before me this July 9, 2014, by Carolyn K. Cloud, the Vice President of *JPMorgan Chase Bank, National Association, Successor in Interest by Purchase from the Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank, F/K/A Washington Mutual Bank, FA*. He/she is personally known to me.

X Janet Hill

Notary Public

(seal)

Printed Name: Janet Hill



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EXHIBIT A

Legal Description

LOT 12, BLOCK 4, WEST CHILOQUIN, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY,
OREGON.

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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.

