

2014-008686

Klamath County, Oregon

08/20/2014 12:18:10 PM

Fee: \$62.00



After Recording Return To:  
NICHOLAS T. DICKSON  
P. O. BOX 212  
QUILCENE, WA 98376

**SPECIAL WARRANTY DEED**

By and between

JPMORGAN CHASE BANK, N.A., as Grantor  
1400 E NEWPORT CENTER DRIVE  
DEERFIELD BEACH, FL 33442

and

NICHOLAS T. DICKSON AND ELSEY G. PERKINS, AS TENANTS BY THE  
ENTIRETY, as Grantee  
P. O. BOX 212  
QUILCENE, WA 98376

Until a change is requested, all tax statements  
shall be sent to the following address:  
NICHOLAS T. DICKSON  
P. O. BOX 212  
QUILCENE, WA 98376

The true consideration for this conveyance is \$45,400.00.

DB1/67152976.2

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**SPECIAL WARRANTY DEED**

JPMORGAN CHASE BANK, N.A., a(n) National  
ASSOCIATION ~~—[INSERT TYPE~~ *tho*  
~~OF ENTITY AND STATE OF ORGANIZATION FOR SUCH ENTITY]~~, whose mailing  
address is 1400 E Newport Center Drive, Deerfield Beach, FL 33442 (“Grantor”), conveys and  
specially warrants to NICHOLAS T. DICKSON AND ELSEY G. PERKINS, AS TENANTS  
BY THE ENTIRETY, whose mailing address is P. O. Box 212, Quilcene, WA 98376  
 (“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)

*tho*

(Signature Page for Special Warranty Deed)

Dated this 19 day of August, 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, N.A.**

By: X

Name: Tricia Foldessy

Its: Vice President

STATE OF FLORIDA )

COUNTY OF BROWARD )

This instrument was acknowledged before me on August 19<sup>th</sup>, 2014, by Tricia Foldessy, as the Vice President of JPMorgan Chase Bank, N.A. [Name of corporation, limited liability company or partnership], a national association [Type of Entity and State of Organization for such corporation, limited liability company or partnership].

She/He is personally known to me.

[Signature]  
Notary Public for Florida

My commission expires: 4/9/18



**EXHIBIT A**

**Legal Description**

Lot 4, Block 301, DARROW ADDITION, To the City of Klamath Falls,  
according to the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

Unofficial  
Copy

*HP*

**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.

