



2014-010912
Klamath County, Oregon
10/17/2014 12:54:55 PM
Fee: \$67.00

After Recording Return To:
Nathan Buckley
5706 Lawanda Dr.
Klamath Falls, OR 97601

SPECIAL WARRANTY DEED

By and between

JPMorgan Chase Bank, National Association, as Grantor
7301 Baymeadows Way
Jacksonville, FL 32256

and

Nathan Buckley, as Grantee
5706 Lawanda Dr.
Klamath Falls, OR 97601

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

Nathan Buckley
5706 Lawanda Dr.
Klamath Falls, OR 97601

The true consideration for this conveyance is \$6,600.00

DB1/67152976.5

W. Buckley

SPECIAL WARRANTY DEED

JPMorgan Chase Bank, National Association, whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256 ("Grantor"), conveys and specially warrants to Nathan Buckley, whose mailing address is 5706 Lawanda Dr. Klamath Falls, OR 97601 ("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)

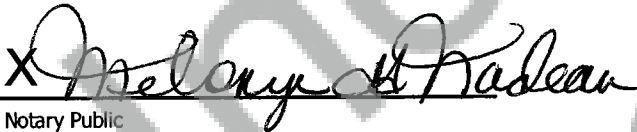
(Signature Page for Special Warranty Deed)

Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this October 9, 2014, by Jessica Salinger, the Vice President of JPMorgan Chase Bank, NA, a National Association organized under the laws of the United States of America. He/she is personally known to me.



Notary Public

(seal)

Printed Name: Melonye H. Nadeau

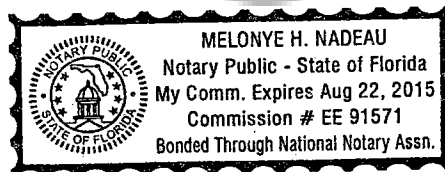


EXHIBIT A

Legal Description

LOT 4, BLOCK 15, WEST CHILOQUIN, ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

AND COMMONLY KNOWN AS LOT 4, BLOCK 15, WEST CHILOQUIN, CHILOQUIN, OR
97624.

Unofficial
Copy

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.