



2014-012166
Klamath County, Oregon
11/21/2014 11:47:17 AM
Fee: \$67.00

After Recording Return To:
Errick Cohen and Marisela Cohen
24142 Ruffled Grouse Lane
Chiloquin, OR 97624

SPECIAL WARRANTY DEED

By and between

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

and

Errick Cohen and Marisela Cohen
, as Grantee
24142 Ruffled Grouse Lane
Chiloquin, OR 97624

Until a change is requested, all tax statements
shall be sent to the following address:
Errick Cohen and Marisela Cohen
24142 Ruffled Grouse Lane
Chiloquin, OR 97624

The true consideration for this conveyance is **\$14,000.00**

DB1/ 67152976.5

6700

SPECIAL WARRANTY DEED 96

JPMorgan Chase Bank, National Association, whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256 ("Grantor"), conveys and specially warrants to **Errick Cohen and Marisela Cohen** whose mailing address is 24142 Ruffled Grouse Lane, 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 13 day of November, 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

By: [Signature] NOV 13 2014
Name: Kandie Nicole George
Its: Vice President

STATE OF _____)
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2014, by _____, as the _____ of JPMorgan Chase Bank, National Association

Notary Public for _____
My commission expires: _____

See Attached
Notary Acknowledgement

Notary Acknowledgement *JS*

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this November 13, 2014, by Kandie Nicole George a/k/a Kandie Nikki George, 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.

X Jessica Salinger
Notary Public

(seal)

Printed Name: Jessica Salinger



EXHIBIT A

Legal Description

A PARCEL OF LAND LYING IN GOVERNMENT LOT 7 OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 285.72 FEET NORTH AND 1,300.86 FEET EAST OF THE SOUTHWEST CORNER, SECTION 34, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, WHICH POINT IS LOCATED ON THE EAST BOUNDARY OF LOT 7, SAID SECTION 34; THENCE SOUTH 147.90 FEET TO A STAKE AT EDGE OF WILLAMSON RIVER; THENCE SOUTH 85° WEST FOR 200 FEET; THENCE SOUTH 43° WEST 91.20 FEET; THENCE NORTH 231.80 FEET; THENCE EAST 261.40 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE 100 FOOT BY 50 FOOT PARCEL CONVEYED TO LLOYD LOTCHES BY LAND STATUS REPORT RECORDED IN BOOK 306 AT PAGE 467, DEED RECORDS OF KLAMATH COUNTY, OREGON.

AND A PORTION OF THE SE ¼ OF THE SW ¼ OF THE SW ¼ OF SECTION 34, TOWNSHIP

34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT A POINT 285.72 FEET NORTH AND 1,039.46 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN; THENCE EAST 100 FEET; THENCE SOUTH 50 FEET; THENCE WEST 100 FEET; THENCE NORTH 50 FEET TO THE POINT OF BEGINNING, ALL LOCATED WITHIN GOVERNMENT LOT 7.

CODE 118 MAP 3407-034CC TL 01200 KEY #198217
CODE 118 MAP 3407-034CC TL 01100 KEY #198208

MORE COMMONLY KNOWN AS PTN LOT 7, SEC 34, T34S, R7E, CHILOQUIN, OR 97624.

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.