

2015-001026

Klamath County, Oregon

02/05/2015 02:51:31 PM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Shapiro & Sutherland, LLC
7632 SW Durham Road, Suite 350
Tigard, Oregon 97224
Telephone: (360) 260-2253
S&S # 13-112439

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JPMorgan Chase Bank, National Association, whose address is 3415 Vision Drive, Columbus, Ohio 43219, herein after called the grantor, for the consideration hereinafter stated, to grantor paid by Federal Home Loan Mortgage Corporation, hereinafter called the grantee, does hereby bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditament and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2 of Block 40, FIRST 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.

more commonly known as: 224-224 1/2 Lincoln St., Klamath Falls, OR 97601

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except covenants, conditions, restrictions and easements of record and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00 (TEN DOLLARS). However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

SEND FUTURE TAX STATEMENTS TO:
Federal Home Loan Mortgage Corporation
ATTN: REO Department
8200 Jones Branch Drive
McLean, VA 22102-3110

CONSIDERATION AMOUNT: \$10.00

In Witness Whereof, the grantor has executed this instrument this 30 day of Jan., in the year 2014; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers or attorney-in-fact, duly authorized thereto by order of its board of directors.

JPMorgan Chase Bank, National Association

Mary Owens 1-30-15
Name: Mary Owens
Title: Vice President

Timothy J. Wilson 1-30-15
Name: TIMOTHY J WILSON
Title: Assistant Secretary

Before signing or accepting this instrument, the person transferring fee title should inquire about the person's right, 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.

STATE OF Ohio)
)ss.
County of Franklin)

2015^{cm} This instrument was acknowledged before me on this 30 day of January
2014, by Mary Owens as Vice President and
TIMOTHY J WILSON, as Assistant Secretary of JPMorgan
Chase Bank, N.A., a corporation, and that the seal affixed to the foregoing instrument is the
corporate seal of said corporation and that said instrument was signed and sealed in behalf of said
corporation by authority of its board of directors; and each of them acknowledged said instrument
to be its voluntary act and deed.

Caitin Marquardt
Notary Public Caitin Marquardt
My Commission Expires: 08/10/2019

S&S # 13-112439



CAITIN MARQUARDT
Notary Public, State of Ohio
My Commission Expires 08-10-2019