

AmeriTitle
MTC 1024710

2015-001710
Klamath County, Oregon
02/26/2015 09:22:55 AM
Fee: \$62.00

After Recording Return To:
Christopher A Cook
11830 Ground Court
Klamath Falls, OR 97603

SPECIAL WARRANTY DEED

By and between

_____, as Grantor **JPMORGAN CHASE BANK, NA**
_____, **1400 East Newport Center Drive**
_____, **Deerfield Beach, FL 33442**

and

_____, as Grantee **CHRISTOPHER A COOK**
_____, **11830 Ground Court**
_____, **Klamath Falls, OR 97603**

Until a change is requested, all tax statements
shall be sent to the following address:
Christopher A Cook
11830 Ground Court
Klamath Falls, OR 97603

The true consideration for this conveyance is \$105,984.90.

SITE ADDRESS:
2068 Gary Street
Klamath Falls OR 97603

①

J. Cook

DB1/67152976.2

6200

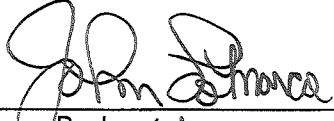
SPECIAL WARRANTY DEED

JPMORGAN CHASE BANK NA, a(n) , whose mailing address is **1400 East Newport Center Drive, Deerfield Beach, FL 33442** ("Grantor"), conveys and specially warrants to **CHRISTOPHER A COOK**, a(n) , whose mailing address is **11830 Ground Court, Klamath Falls, OR 97603** ("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)

(Signature Page for Special Warranty Deed)

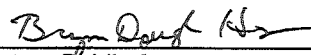


JPMorgan Chase Bank, N.A.

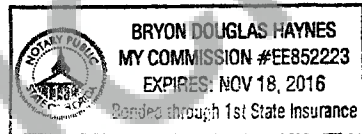
JOHN LAMARCA, VICE PRESIDENT

STATE OF: Florida
COUNTY OF: Broward

The foregoing instrument was acknowledged before me this 23 day of Feb. 2015,
By: John Lamarca
as Vice President, of JPMorgan Chase Bank, N.A., on behalf of the corporation.



Notary Public for Florida
My Commission Expires: 11-18-16



3

Exhibit A

LOT 2 IN BLOCK 5 OF THE PLEASANT VIEW TRACTS, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON, EXCEPTING THEREFROM THAT PORTION CONVEYED TO KLAMATH COUNTY
FOR ROAD PURPOSES BY DEED VOLUME 362, PAGE 460, DEED RECORDS OF KLAMATH
COUNTY, OREGON.

COMMONLY KNOWN AS 2068 GARY STREET, KLAMATH FALLS, OR 97603

Unofficial
Copy

④

J. R. P.

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.