Klamath County, Oregon 03/12/2015 12:42:31 PM

Fee: \$72.00



After Recording Return To: WILLIAM R. FOSTER
1655 S. ELM ST #428
CANBY, OR 97013
OR - 3321546

8

SPECIAL WARRANTY DEED

By and between

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Grantor 7301 BAYMEADOWS WAY JACKSONVILLE, FL 32256

and

WILLIAM R. FOSTER, as Grantee 1655 S. ELM ST #428 CANBY, OR 97013

Until a change is requested, all tax statements shall be sent to the following address:
WILLIAM R. FOSTER, as Grantee
1655 S. ELM ST #428
CANBY. OR 97013

The true consideration for this conveyance is \$3,600.00.

DB1/67152976,5





JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a National Association, whose mailing address is 7301 BAYMEADOWS WAY, JACKSONVILLE, FL 32256 ("Grantor"), conveys and specially warrants to WILLIAM R. FOSTER, whose mailing address 1655 S. ELM ST #428 CANBY, OR 97013 ("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 INSTRUMENT, THIS THE 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 10 day of February, 2015.
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: FEB 10 2015 Name: Kandie Nicole George Its: Vice President
STATE OF
COUNTY OF
This instrument was acknowledged before me on, 2015, by, as the of JP MORGAN CHASE BANK, NATIONAL ASSOCIATION.
Notary Public for Oregon My commission expires:
See Attached Notary Acknowledgement

Notary Acknowledgement



STATE OF FLORIDA

COUNTY OF DUVAL

Notary Public

(seal)

Printed Name: Jessica Salinger



EXHIBIT A

Legal Description

LOT 11, BLOCK 4, WEST CHILOQUIN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

AND COMMONLY KNOWN AS LOT 11, BLOCK 4, WEST CHILOQUIN, OR 97624.

TOGETHER WITH ALL OF THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING AND ALL OF THE INTEREST OF THE DEFENDANT(S) (AND EACH OF THEM) IN AND TO THE REAL PROPERTY;



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.



RECORDING SHEET

AMERITITLE

300 KLAMATH AVE

KLAMATH FALLS, OR 97601

Attn. Recording Desk

QRDER #0102504/3321546

Please see attached recording docs

X SPECIAL WARRANTY DEED

PLEASE HOLD UNTIL WE RELEASE ©

ITEMS 8 WILL REMAIN ON POLICY. ANY TAXES BEING PAID THROUGH ESCROW ©

Thank you so much

Kati Feovenyessy ©

Title Assistant

Kati Feovenyessy

3220 EL CAMINO REAL 2nd Floor

Irvine, Ca. 92602

PH 714-665-7842

Email: Kati.Feovenyessy@servicelinkfnf.com