

AMERITITLE
52491AM

2015-008291

Klamath County, Oregon

07/24/2015 03:59:59 PM

Fee: \$62.00

After Recording Return To:
Andrew Whittlesey
3515 Twin Lake Ridge
Westlake Village, CA 91361

SPECIAL WARRANTY DEED

By and between

, as Grantor **BANK OF AMERICA, N. A.**
AS ~~400 National Way~~ 7105 CORPORATE DRIVE
AS ~~Simi Valley, CA 93065~~ PLANO, TX 75024

and

, as Grantee **ANDREW WHITTLESEY**
3515 Twin Lake Ridge
Westlake Village, CA 91361

Until a change is requested, all tax statements
shall be sent to the following address:
Andrew Whittlesey
3515 Twin Lake Ridge
Westlake Village, CA 91361

The true consideration for this conveyance is \$92,300.00.

4515 Meadows Drive, Klamath Falls, OR 97603

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SPECIAL WARRANTY DEED

BANK OF AMERICA, N. A., a(n) , whose mailing address is ^{7105 CORPORATE DR PLANO, TX 75024}~~400 National Way, Simi Valley, CA 93065~~^{ARS} ("Grantor"), conveys and specially warrants to **ANDREW WHITTLESEY**, a(n) , whose mailing address is **3515 Twin Lake Ridge, Westlake Village, CA 91361** ("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)

Adele Sherer 7/16/15
Bank of America, N. A. (BANA) Adele Ruth Sherer
Assistant Vice President (AVP)

STATE OF: Pennsylvania

COUNTY OF: Allegheny

The foregoing instrument was acknowledged

before me this 16TH day of JULY,
2015

By: Adele Ruth
Sherer

as AVP, of

BANA, on behalf of the
corporation.

Steven James Gogarty 7-16-15
Steven James Gogarty
Notary Public for Pennsylvania

My Commission Expires: May 28, 2019

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
STEVEN JAMES GOGARTY, NOTARY PUBLIC
CITY OF PITTSBURGH, ALLEGHENY COUNTY
MY COMMISSION EXPIRES MAY 28, 2019

EXHIBIT A

Legal Description

Lot 14, Block 13 of TRACT 1148, SECOND ADDITION TO THE MEADOWS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

And more commonly known as 4515 Meadows Drive, Klamath Falls, Oregon 97603.

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.