

187 2309298-LW

After Recording Return To:
Ronnie Ray Maupin
~~451/Grant St~~ P.O. Box 312/
Merrill, OR 97633

SPECIAL WARRANTY DEED

By and between

JPMorgan Chase Bank, National Association, as Grantor
1400 East Newport Center Drive
Deerfield Beach FL, 33442

and

Ronnie Ray Maupin, as Grantee
~~451/Grant St~~ P.O. Box 312
Merrill, OR 97633

Until a change is requested, all tax statements
shall be sent to the following address:

Ronnie Ray Maupin
~~451/Grant St~~ P.O. Box 312
Merrill, OR 97633

The true consideration for this conveyance is \$71,163.00.

2309
①

F.
67.00

SPECIAL WARRANTY DEED

BDV

JPMorgan Chase Bank, National Association, as ~~Successor By Merger to Chase Home Finance LLC~~, whose mailing address is 1400 East Newport Center Drive, Deerfield Beach, FL, 33442 ("Grantor"), conveys and specially warrants to Ronnie Ray Maupin, a(n) individual, whose mailing address is 451 Grant St, Merrill, OR 97633 ("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)

BDV

(2)

(Signature Page for Special Warranty Deed)

Dated this 27 day of Aug., 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:

304

JPMorgan Chase Bank, National Association, as ~~Successor by Merger to Chase Home Finance LLC~~, a Corporation in the ~~State of Florida~~ USA.

By: Bryon D. Haynes
Bryon D. Haynes, VP
Name: ~~Kapaldeo Bhagwandin~~

Its: Vice President

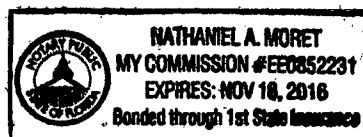
STATE OF Florida)
COUNTY OF Broward)

Bryon D. Haynes

This instrument was acknowledged before me on Aug. 27, 2015, by ~~Kapaldeo Bhagwandin~~, as the Vice President of JPMorgan Chase Bank, National Association, a Corporation in the ~~State of Florida~~ USA.

~~She/He~~ is personally known to me.

Nathaniel A. Moret
Notary Public for ~~Oregon~~ **Florida**
My commission expires: _____



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EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 6 in Block 1 of Hodges Addition to the Town of Merrill, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

More commonly known as 451 Grant Street,
Merrill, Oregon 97633.

BOK
(4)

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.

BDH
(5)