

2015-011575

Klamath County, Oregon

10/21/2015 01:43:54 PM

Fee: \$67.00

AmeriTitle  
MTC 21768AM

After Recording Return To:  
Antonio P. Pastini & Deborah L. Pastini  
765 Roan Circle  
Gardnerville NV 89410

SPECIAL WARRANTY DEED

By and between

Bank Of America, National Association, as Grantor  
3415 Vision Drive  
Columbus OH 43219

and

Antonio P. Pastini & Deborah L. Pastini  
765 Roan Circle  
Gardnerville NV 89410

Until a change is requested, all tax statements  
shall be sent to the following address:  
Antonio P. Pastini & Deborah L. Pastini  
765 Roan Circle  
Gardnerville NV 89410

The true consideration for this conveyance is \$245,000.00.

9950 Sprague River RTA

**SPECIAL WARRANTY DEED**

**Bank of America, National Association**, whose mailing address is 3415 Vision Drive Columbus OH 43219 ("**Grantor**"), conveys and specially warrants to **Antonio P. Pastini & Deborah L. Pastini**, whose mailing address is **765 Roan Circle Gardnerville NV 89410** ("**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)

9950 Sprague River RJB

(Signature Page for Special Warranty Deed)

Dated this 16<sup>th</sup> day of Sept., 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:**

**Bank of America, National Association** By: JPMorgan Chase Bank, National Association, as attorney in fact

By: Rebecca J. Bingham 9-16-15  
Name: Rebecca J Bingham  
Its: Vice President

9950 Sprague River RTB

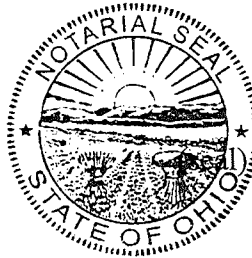
## Notary Acknowledgment

STATE OF OHIO

COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this September 16, 2015, by Rebecca J Bingham, the Vice President of *JPMorgan Chase Bank, NA*, a National Association organized under the laws of the United States of America. She is personally known to me.

X Caitin Marquardt  
Notary Public



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

Printed Name: Caitin Marquardt

9950 Sprague River RJB

**EXHIBIT A**

Legal Description

THE NORTH 1/2 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 35 SOUTH, RANGE 8 EAST  
OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Commonly Known as 9950 SPRAGUE RIVER RD CHILOQUIN OR 97624

*RJB*

**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.

*9950 Sprague River RJB*