

**2015-012459****Klamath County, Oregon****11/16/2015 11:46:54 AM****Fee: \$47.00**

After recording return to: (Name, Address, Zip)
Debra Ebner and Charles Ebner
5333 Hwy 39, Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to:
Same As Above

GRANTOR:

Bank of America, N.A.
2595 W Chandler Blvd., Chandler, AZ 85224

GRANTEE:

Debra Ebner and Charles Ebner
11920 Highway 39, Klamath Falls, OR 97603

ORDER NO. 01049-21656

Space Above Reserved for Recorder's Use

STATUTORY SPECIAL WARRANTY DEED

Bank of America, N.A., Grantor, conveys and specially warrants to Debra Ebner and Charles Ebner, wife and husband, Grantees, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in Klamath County, State of Oregon, to wit:

Parcel 2 of Land Partition 10-96, being Parcel 1 of Land Partition 53-95, situated in the NW 1/4 SW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.

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.

The true and actual consideration for this conveyance is \$102,000.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 9 day of November, 2015

Bank of America, N.A.

By: [Signature]

Judy Holguin, AVP

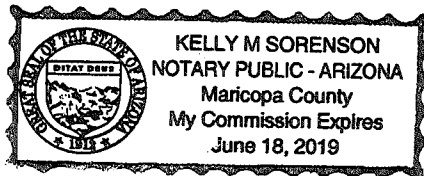
State of AZ

County of MARICOPA

ss.

The foregoing instrument was acknowledged before me this 9 day of November, 2015 by Judy Holguin, Assistant Vice President, on behalf of Bank of America, N.A.

Before me:



[Signature]
Notary Public for Kelly M. Sorenson
My commission expires: 6/18/19