

AmerTitle
MTC 76816 AM

2016-001072
Klamath County, Oregon
02/03/2016 02:08:01 PM
Fee: \$47.00

Tax statements to: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 Vision Drive
Columbus, OH 43219

Original return to: Aldridge Pite, LLP
621 SW Morrison St., Ste. 425
Portland, OR 97205

Space Above For Recorder's Use

WARRANTY DEED

Grantor: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 Vision Drive
Columbus, OH 43219

Grantee: Secretary of Veterans Affairs, an Officer of the United States of America, successors and assigns,
155 Van Gordon St.
Lakewood, CO 80228

The consideration for this conveyance is other value given, as hereby duly recognized between Grantor and Grantee.

Grantor conveys and warrants to Grantee the following described real property, free of encumbrances except as specifically set forth herein:

LOT 5, BLOCK 1, TERWILLIGER ADDITION TO THE CITY OF MERRILL, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

commonly known as:

608 East First Street, Merrill, OR 97633

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.

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION

Dated this 14 day of January, 2016. By: Ida Caputo JAN 14 2016
Name: Ida Caputo
Title: Vice President

STATE OF Ohio }
COUNTY OF Franklin }

On 1/14/16 before me, Ashley L. Bond, personally appeared Ida Caputo, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that the same was executed in by their authorized capacity.
I certify under penalty of perjury under the laws of the State of Ohio that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. JAN 14 2016

Signature Ashley L. Bond (seal)
Name: Ashley L. Bond



ASHLEY L. BOND
Notary Public, State of Ohio
My Commission Expires 12/10/2018