

AmeriTitle
MTC 47040 AM

2016-001074

Klamath County, Oregon

02/03/2016 02:38:01 PM

Fee: \$67.00

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108
R3360180

SPECIAL WARRANTY DEED

By and between

**JPMorgan Chase Bank, National Association, as Grantor
3415 Vision Drive, Columbus, OH 43219**

and

**NRZ REO Inventory Corp., as Grantee
1345 Avenue of Americas, New York, NY 10105**

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

1345 Avenue of Americas

New York, NY 10105

The true consideration for this conveyance is \$9,054.24 (Nine Thousand Fifty Four Dollars and Twenty Four Cents).

[Note: All of the foregoing information must be included on the first page of the Deed.]

SPECIAL WARRANTY DEED

JPMorgan Chase Bank, National Association, whose mailing address is **3415 Vision Drive, Columbus, OH 43219** ("Grantor"), conveys and specially warrants to **NRZ REO Inventory Corp.**, whose mailing address is **1345 Avenue of Americas, New York, NY 10105** ("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)

(Signature Page for Special Warranty Deed)

Dated this 15th day of JANUARY, 2016.

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:

JPMorgan Chase Bank, National Association, a national association

By: Chauncia E. Anderson 1.15.2016

Name: Chauncia E Anderson

Its: Vice President

Notary Acknowledgment

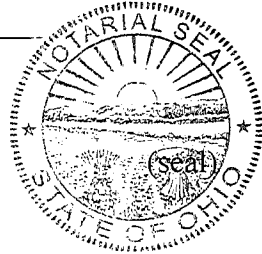
STATE OF OHIO

COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this January 15, 2016, by Chauncia E. Anderson, 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

Notary Public



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

Printed Name: Caitin Marquardt

EXHIBIT A

Legal Description

Lot 24 in Block 69 of Klamath Falls Forest Estates, Highway 66, Unit Plat No. 3, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Property Address is: 7040 BLY MOUNTAIN CUTOFF, BONANZA, OR 97623

This instrument prepared by:

Jay A. Rosenberg, Esq., Member Oregon Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

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.