

2016-004099

Klamath County, Oregon

04/22/2016 02:48:06 PM

Fee: \$42.00

Evergreen **AmeriTitle**

After recording return to: (Name, Address, Zip)

COMPASS ROSE, LLC

10751 Vincent Drive, Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to:

COMPASS ROSE, LLC

5241 Shasta Way, Klamath Falls, OR 97603

GRANTOR:

BANK OF AMERICA, N.A.

2505 W. CHANDLER BLVD., CHANDLER, AZ 85224

GRANTEE:

COMPASS ROSE, LLC

5241 Shasta Way, Klamath Falls, OR 97603

ORDER NO. REO-15-0019629

TAX ACCOUNT NO. R883681

Map. No. R-3909-03400-90119-000

Space Above Reserved for Recorder's Use

## STATUTORY SPECIAL WARRANTY DEED

BANK OF AMERICA, N.A., Grantor, conveys and specially warrants to COMPASS ROSE, LLC, 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:

Unit 10751, (Vincent Drive), Tract 1336-Falcon Heights Condominiums-Stage 1 according to the official plat thereof on file in the office of the County Clerk of 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 \$51,105.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 7<sup>th</sup> day of April, 2016

BANK OF AMERICA, N.A.

Name: Victoria Montano 4/7/16

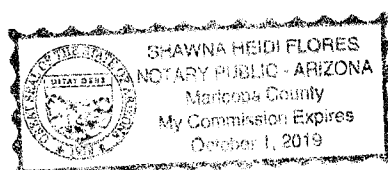
Title: Victoria A. Montano Assistant Vice President

State of Arizona

ss.

County of Maricopa

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of April, 2016 by BANK OF AMERICA, N.A.. \*Victoria A. Montano as Assistant Vice President



Before me:

Shawna Heidi Flores 4-7-16  
Notary Public for Arizona  
My commission expires: 10-1-2019  
Shawna Heidi Flores