

2016-007419

Klamath County, Oregon

07/13/2016 03:47:35 PM

Fee: \$67.00



After Recording Return To:

Sally Jones
PO Box 7831
Klamath Falls, OR 97602

SPECIAL WARRANTY DEED

By and between

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

and

Sally Jones, as Grantee
PO Box 7831
Klamath Falls, OR 97602

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

Sally Jones
PO Box 7831,
Klamath Falls, OR 97602

The true consideration for this conveyance is \$68,250.00

67

SPECIAL WARRANTY DEED

JPMorgan Chase Bank, National Association, whose mailing address is 3415 Vision Drive Columbus, OH 43219, ("Grantor"), conveys and specially warrants to Sally Jones whose mailing address is PO Box 7831, Klamath Falls, OR 97602 ("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, AND 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, AND 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 5 day of July, 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

By: [Signature] 7/5/16

Name: Holly Freedman

Its: Vice President

10687 MCGUIRE AVE

DB1/67152976.2

HT

Notary Acknowledgment

STATE OF OHIO

COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this July 5, 2016, by Holly Freedman, 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 Henry L. Walters
Notary Public

Printed Name: Henry L. Walters



HENRY L. WALTERS
NOTARY PUBLIC
STATE OF OHIO
COMM. EXPIRES
MAY 11, 2019

EXHIBIT A

Legal Description

UNIT 10687 (MCGUIRE AVENUE) 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.

10687 MCGUIRE AVE

DB1/67152976.2

LE

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.