



2016-008957

Klamath County, Oregon

08/23/2016 01:25:00 PM

Fee: \$47.00

Prepared by and After Recording Return to:  
Continental Real Estate Services  
9362 Dielman Industrial Drive  
St. Louis, MO 63132

**UNTIL A CHANGE IS REQUESTED,  
SEND ALL TAX STATEMENTS TO:**

Kim Gatliff  
191 Court Drive  
Merrill, Oregon 97633

### OREGON SPECIAL WARRANTY DEED

Bank of America, N.A. ("Grantor") conveys and specially warrants to Kim Gatliff ("Grantee") the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Lot 10 of LOST RIVER COURT to the City of Merrill, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance is \$44,900.00.

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. 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 197.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

IN WITNESS WHEREOF, the said Grantor has executed this instrument as the 12 day of August, 20 16.

Bank of America, N.A.

By: Reverse Mortgage Solutions, Inc. as its Attorney-in-Fact

By: Xochitl Martinez, Assistant Vice President

Its: \_\_\_\_\_

STATE of TEXAS

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) ss.

COUNTY of HARRIS

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On this 12 day of Aug, 2016, before me, the subscriber, a Notary Public in and for said County and State, personally came Xochitl Martinez, of Reverse Mortgage Solutions, Inc. as Attorney in Fact for Bank of America, N.A., the Grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year aforesaid.

Karen Maples  
Notary Public

