



AFTER RECORDING MAIL TO:

Loren Brent Thomas
2730 Heritage Court
Klamath Falls, OR 97603

2016-011159

Klamath County, Oregon

10/19/2016 02:09:01 PM

Fee: \$47.00

**UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE SENT
TO THE FOLLOWING ADDRESS:**

Loren Brent Thomas
2730 Heritage Court
Klamath Falls, OR 97603

Filed for Record at Request of: PNWLE

PNW Number: 16117001

Title Number: 63854***AmeriTitle***

Parcel /Account No(s): Property ID: R890328

Property Address: 2730 Heritage Court, Klamath Falls, OR 97603

Special Warranty Deed

THE GRANTOR, Bank of America, N.A., whose address is c/o RMS: 5222 Cypress Creek Parkway, Suite 100, Houston, TX 77069

for and in the true consideration of **\$235,000.00** (required by ORS 93.030) in hand paid, bargains, sells, and conveys to

Loren Brent Thomas,

GRANTEE, whose address is 2730 Heritage Court, Klamath Falls, OR 97603

the following described real estate free of encumbrances created or suffered by Grantor except as specifically set forth herein:

Legal Description:

Lot 30, Tract 1383 - SIERRA HEIGHTS, according to the official plat thereof, filed in Official Records of Klamath County, Oregon.

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 195.336 195.301 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.

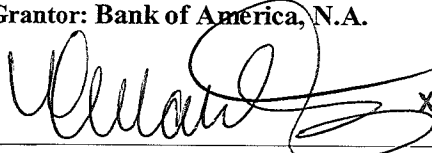
-page 2 of 2-

Parcel /Account No(s): **Property ID: R890328**

Property Address: **2730 Heritage Court, Klamath Falls, OR 97603**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 195.301 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.

Grantor: **Bank of America, N.A.**

 Xochitl Martinez, Assistant Vice President

BY: **Reverse Mortgage Solutions Inc. as Attorney-In-Fact for Bank of America, N.A.**

Dated: _____

CERTIFICATE OF ACKNOWLEDGMENT

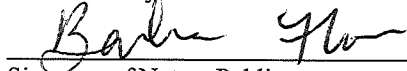
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Texas)
COUNTY OF Harris) ss.

On Oct. 11, 2016, before me, _____, Notary Public, personally appeared Xochitl Martinez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) on behalf of **Reverse Mortgage Solutions Inc., Attorney-In-Fact for Bank of America, N.A., Grantor**, and that by his/her/their signature(s) in the instrument **Bank of America, N.A.**, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State set forth above that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public
Notary Public in and for the State of Texas
Residing at: 5222 Cypress Creek Pkwy Suite 100
My appointment expires: 8/28/2018

