

2016-013392

Klamath County, Oregon

12/16/2016 09:10:01 AM

Fee: \$67.00

AFTER RECORDING RETURN TO:

Douglas Kim
79683 Arnold Palmer
La Quinta, California 92253

MAIL SUBSEQUENT TAX BILLS TO:

Douglas Kim
79683 Arnold Palmer
La Quinta, California 92253

FATCO NCS-820322

[This space reserved for recording data.]

STATUTORY SPECIAL WARRANTY DEED

BANK OF AMERICA, N.A., a national banking association, Grantor, hereby conveys and specially warrants to DOUGLAS JUNIOR KIM and HAE KYUNG KIM, with right of survivorship, the real property described on the attached Exhibit "A", free of encumbrances created or suffered by Grantor except those encumbrances set forth on the attached Exhibit "B".

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 consideration for this conveyance is One Hundred Ninety Thousand and No/100ths Dollars (\$190,000.00).

The Tax Account Numbers of the property are: R439243; R439252; R439261; R439270; R439289; R439298; R439305; R439314; R439387; R439403; R439412; R439421; R439430; R439449; R439458; R439494; R439500; R439519; R439528; R439537; and R439546.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the date first set forth above.

GRANTOR:

BANK OF AMERICA, N.A.,
a national banking association

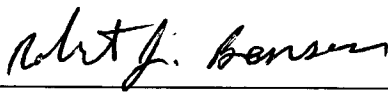
By: 
Name: Robert J. Benson
Title: Vice President

EXHIBIT A TO DEED

LEGAL DESCRIPTION

Real property in the County of Klamath , State of Oregon, described as follows:

BLOCK 1: LOTS 1, 2, AND 3

BLOCK 2: ALL

BLOCK 3: LOTS 3, 4, 5 AND 6

BLOCK 4: ALL

BLOCK 8: LOTS 9 AND 10

BLOCK 9: ALL

BLOCK 10: LOTS 1, 2, 3, 4, AND 5

BLOCK 11: LOTS 1, 2, 3, 4, AND 5

BLOCK 12: ALL

BLOCK 18: LOTS 8, 9, AND 10

BLOCK 19: ALL

BLOCK 20: LOTS 1, 2, 3, 4, AND 5

BLOCK 21: LOTS 1, 2, 3, 4, AND 5

BLOCK 22: LOTS 9 AND 10

TOGETHER WITH THE ADJACENT VACATED PORTIONS OF ALLEYS, 1ST AVENUE, 2ND AVENUE, THIRD AVENUE, FOURTH AVENUE, A STREET, B STREET, C STREET, D STREET, AND E STREET, AND F STREET AND SAVING AND EXCEPTING THOSE PORTIONS LYING WITHIN THE RIGHT OF WAY OF US HIGHWAY 97.

ALL SITUATED IN OPPORTUNITY ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

- (a) Liens for real property taxes and assessments, water charges, sewer assessments and each other lien or encumbrance of an indefinite or unascertainable amount not delinquent on the date of this Deed.
- (b) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
- (c) Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
- (d) Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
- (e) Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
- (f) Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.
- (g) An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: United States of America
Recorded: October 24, 1951
Instrument No.: Volume 250, page 505, Deed Records
- (h) An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: United States of America
Recorded: May 22, 1952
Instrument No.: Volume 255, page 717, Deed Records

- (i) An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: United States of America
Recorded: July 23, 1952
Instrument No.: Volume 254, page 620, Deed Records
- (j) An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: The California Oregon Power Company
Recorded: April 21, 1953
Instrument No.: Volume 260, page 253, Deed Records
- (k) An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: The California Oregon Power Company
Recorded: April 12, 1954
Instrument No.: Volume 266, page 316, Deed Records
- (l) Limited access provisions contained in Deed to State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property,
Recorded: December 6, 1961
Instrument No.: Volume 334, page 236, Deed Records
- (m) An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Klamath Falls, Oregon
Recorded: September 12, 1990
Instrument No.: M90, page 18328
- (n) Matters affecting the condition of title to the Property created by or with the written consent of the Grantee.
- (o) Any matters which would be shown by an inspection, a survey of the Property or by inquiry of persons in possession of the Property.
- (p) Rights of parties in possession.

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 California
County of Los Angeles

On December 14, 2016 before me, Nerissa Ang Cruz, Notary Public
(insert name and title of the officer)

personally appeared Robert U. Bengon
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), and that by his her their signature (s) on the instrument the
person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Nerissa Ang Cruz (Seal)

