

2016-013866

Klamath County, Oregon

12/29/2016 02:06:00 PM

Fee: \$92.00

**When Recorded Return To:**

ServiceLink  
1400 Cherrington Parkway  
Moon Township, PA 15108

**Grantors' Names and Address**

BANK OF AMERICA, N.A.  
7105 Corporate Drive  
Plano, TX 75024

**Grantees' Names and Address**

The Secretary of Housing &  
Urban Development  
c/o Information Systems Network Corp  
Shepard Mall Office Complex  
2401 NW 23rd St, Suite 1D  
Oklahoma City, OK 73107

**Until requested otherwise send all tax  
Statements to:**

The Secretary of Housing & Urban  
Development  
c/o Information Systems Network Corp  
Shepard Mall Office Complex  
2401 NW 23rd St, Suite 1D  
Oklahoma City, OK 73107

**Ref. #: 3364003**

**SPECIAL WARRANTY DEED**

BANK OF AMERICA, N.A., as Grantor, does hereby grant, bargain, sell, warrant and convey to: THE SECRETARY OF HOUSING & URBAN DEVELOPMENT, its successors in interest and/or assigns, as Grantee, all right title and interest in and to the following described real property, situated in Klamath County, State of Oregon, described as follows, to-wit:

**SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

**Property Address:** 11932 Finley Court, Klamath Falls, OR 97603-9415

Subject to: all those items of record and those apparent upon the land, if any as of the date of this Deed and those shown below, if any; and the grantors will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

**This instrument will 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 approved uses and to determine any limits or lawsuits against farming or forest practices as defined on ORS 30.930.**

The true consideration for this conveyance is: \$10.00 (Here comply with the requirements of ORS 93.030)

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

TO HAVE AND TO HOLD the same unto the said Grantee, Grantee's heirs, successors and assigns forever.

Dated this 23<sup>rd</sup> day of June, 2016

BANK OF AMERICA, N.A.

By: Cory Donovan Klapperich 6-23-16

Cory Donovan Klapperich  
Printed Name

Title: Assistant Vice President

STATE OF Arizona

COUNTY OF Maricopa

SWORN TO and subscribed before me this 23<sup>rd</sup> day of June, 2016, by Cory Donovan Klapperich, as an Assistant Vice President of BANK OF AMERICA, N.A. ☒ He ☐ she ☐ is personally known to me or ☒ produced AZ Driver License as identification.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

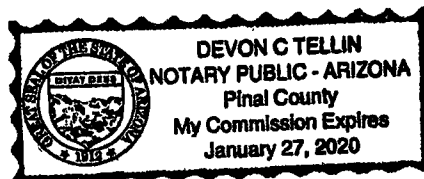
Devon C Tellin 6-23-16

Notary Public

Printed Name: Devon C Tellin

My commission expires: 1-27-2020

Prepared by:  
Servicelink  
Valerie Holgate  
1400 Cherrington Parkway  
Moon Township, PA 15108



## **EXHIBIT "A"**

LOT 5 IN BLOCK 2 OF PINE GROVE RANCHETTES, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK  
OF KLAMATH COUNTY, OREGON

**Property Address:** 11932 Finley Court, Klamath Falls, OR 97603-9415

**AFFIDAVIT CERTIFYING COPY OF  
CERTIFICATE OF ASSISTANT SECRETARY**

STATE OF Pennsylvania  
COUNTY OF Allegheny

BEFORE ME an officer authorized to take oaths, this day personally appeared Christine Costamagna of Bank of America, N.A., who, being first duly sworn deposes and says:

I, Christine Costamagna, if called to testify in this matter would testify under oath and to the extent of my personal knowledge, based upon a review of the books and records kept in the regular course of business at Bank of America, N.A. ("BANA") concerning the following:

1. My name is Christine Costamagna and I am over 18 years of age and am competent to testify to the matters below.
2. I am an employee of BANA. My current job title at BANA is Senior Vice President and Assistant Secretary. I am authorized to sign this affidavit on behalf of BANA, as an officer of BANA.
3. Some of the information in this affidavit is taken from BANA's business records. I have personal knowledge of BANA's procedures for creating and maintaining these records. Such business records are: (a) made at or near the time of the occurrence of the matters set forth therein by persons with personal knowledge of the information in the business record, or from information transmitted by persons with personal knowledge; and (b) kept in the course of BANA's regularly conducted business activities. It is the regular practice of BANA to make such records.
4. Attached hereto as Exhibit 1 is a true and correct copy of my Certificate of Assistant Secretary dated as this 6<sup>th</sup> day of June, 2016, certifying the appointing certain officers to their offices of BANA.

*FURTHER AFFIANT SAYETH NOT.*

DATED: 6/6/16

Christine Costamagna  
Affiant's Signature  
Christine Costamagna  
Affiant's Name  
SVPA and Assistant Secretary  
Affiant's Title

SWORN TO and subscribed before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as an \_\_\_\_\_ of Bank of America, N.A. He/she ( ) is personally known to me or ( ) produced \_\_\_\_\_ as identification.

see attached form

\_\_\_\_\_  
Notary Public

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 San Francisco

Subscribed and sworn to (or affirmed) before me on this 6th day of June, 2016,  
by Christine Costamagna, proved to me on the basis of  
satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature Susan Ann Scaletti

**Exhibit A**

**[CERTIFICATE OF ASSISTANT SECRETARY]**

*[attached hereto]*

**CERTIFICATE OF ASSISTANT SECRETARY  
OF  
BANK OF AMERICA, NATIONAL ASSOCIATION  
a national banking association**

The undersigned, a duly appointed and acting Assistant Secretary of Bank of America, National Association (the "Association"), a national banking association organized and existing under the laws of the United States of America and having its principal place of business in the City of Charlotte, County of Mecklenburg, State of North Carolina, does hereby certify that:

1. The following is a true and complete copy of an excerpt from the Bylaws of the Association, and the same is in full force and effect as of the date hereof:

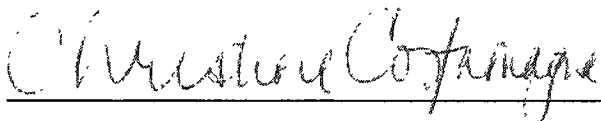
**Section 5.2. Execution of Instruments.** All indentures, mortgages, deeds, conveyances, contracts, notes, loan documents, letters of credit, master agreements, swap agreements, guarantees, discharges, releases, satisfactions, settlements, affidavits, bonds, undertakings, powers of attorney, and other instruments or contracts may be signed, executed, acknowledged, verified, attested, delivered or accepted on behalf of the Association by the Chairman of the Board, the Chief Executive Officer, the President, any Vice Chairman of the Board, any Division President, any Managing Director, any Director (as described in Section 4.7 of these Bylaws), any Principal, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Officer, or any individual who is listed on the Association's personnel records in a position equal to any of the aforementioned officer positions, or such other officers, employees or agents as the Board of Directors, the Chief Executive Officer or any officer reporting directly to the Chief Executive Officer may direct in a written delegation kept in the minute book of the Association. The provisions of this Section 5.2 are supplementary to any other provision of these Bylaws and shall not be construed to authorize execution of instruments otherwise dictated by law.

2. Each of the individuals named on Exhibit A attached hereto is a duly elected or appointed and acting officer of the Association holding the title of **Assistant Vice President**.

IN WITNESS WHEREOF, I have hereunto signed my name on this 6<sup>th</sup> day of June, 2016.

BANK OF AMERICA, NATIONAL ASSOCIATION

By:



Christine Costamagna  
Assistant Secretary

**EXHIBIT A**  
**FORECLOSURE SERVICES DOCUMENT EXECUTION**  
**ASSISTANT VICE PRESIDENTS**

Agnew, Melanie Anne	Gaire, Rajan	Laughlin, Bobbi Gaye
Ali, Shamim	Galante, Carolin	Leach Jr., Kip David
Allred, Ann Louise	Ganison, DeKendrick Kavon	Letham, Amy D.
Anderson, Mandi Leanne Jane	Ganison, Everly Jasmin	Lewis Jr., Calvin
Ayala, Wilfredo	Garcia, Marcela	Lowden, Lisa Ann
Banda, Jamie Gonzales	Garcia, Marco Antonio	Lyon, Christiny A.
Banks, Caressa Jenice	Garcia, Sylvia C.	Maggitt, Kenyetta Devon
Barry, Darlene Jeannette	Garcia, Yanira Izel	Mallow, Monja Melissa
Begum, Suhala	Gibson, Janice R.	Manning, Shannon Annette
Bell, Carolyn Wanjiku	Gleason, Frances Cherrie	Marks, Christine Lynn
Bolds, Rickey Trent	Goff, Maria Luz	Marquez, Ronald Romeo
Bowes, Richard Michael	Gomez Kponton, Arlette Akouyo	Marsh, Lorene Alford
Bowling, Karen Marie	Good, Kevin James	Marsh, Shay Denise
Braby, Sherry LaSha	Griffin, Verlina Ann	Mathews, Rebekah Marie
Bratton, Teylore Laurice	Guardado, Margarita	McDowell, Sabrina Allene
Brewer, Julie Ann	Guerrero, Myra P.	McGinnis, Brent Travis
Briceno, Andrea Janay	Guillen, Denise Jordan	Medlock, Jordan Todd
Bryan, Sandra Leyda	Hernando, Sonia Iliana	Messmer, Anne Carter
Bush, Michael A.	Hill, Sharon Jean	Mitchell, Yasmin Y.
Cabanayan, Annie Serquina	Holguin, Judy Lee	Montano, Victoria A.
Canastillo, Melba Barraza	Holt, Brian Benjamin	Moore, Tametka Renea
Candelaria, Alma N.	Humphrys, Emily Marie	Morgan, Courtney Alice
Carmody, Gabrielle Lynn	Hushagen, Jeffrey Tyler	Morua, Norma Marie
Carmona, Elvia	Ingram, Angie A. A.	Navarro, Liliana R.
Carrillo, Matthew Caleb	Isaac, Ashley Marie	Neff, Tamar Jewel Lillian
Case, Laurie Michelle	Iskierski, Denise Wall	Nunez, Alberto Feria
Chartrand, Erica Ashley	Jackson, Adrian Lawrence	Nunez, Angela Marie
Chorney, Lori Diane	Jackson, Colette	Nunn, Sanetrick Darnell
Clark, Amber Johnae	Jameson Jr., Michael Lawrence	Ohara, Maureen J.
Cramer, Caryn Elaine	Jauregui, Karla Juliet	Okolita, Marlene V.
Crane, Jeremy Jerome	Johnson-Rieger, Andria D.	Oldham, Holly M.
Cruz, Kimberly Marie	Johnson, JaNell LaTrice	Ortega, Wanda Lucy
Davis, Nicole J.	Johnson, Jennifer Mae	Outman, Robert Leon
Davis, Sherry Dvon	Johnson, Stephen Allen	Pack, Judy Smith
DeBarros, Kimberly Nicole	Joseph, Chasity Sharrell	Pena, Angie Graciela
Dennison, Evelyn Delores	Keith-Tuttle, Elissa	Pham, Luan
Dennison, Kevin Vaughn	Kerns, Kevin C.	Pham, TU-UYEN NU
Dockery, Brittany Marie	Khamisani, Amna	Pilgrim, Sabrina Elyse
Edwards, Carmeka Yushay	Klapperich, Cory Donovan	Pittman, Lori Denise
Farkash, Patricia Ann	Kobylarek, Kelly Kathleen	Quahi, Cathreen Renee
Fisher, Jared Robert	Koons, Karen Elaine	Quesada, Nicholas Ryan
Fitts, Michael D.	Kraft, Kayla Jo	Ramos-Leyva, Yanneth
Flannigan, Jonathan Glenn	Lajza, Jane Marie	Rhodes, Regina Lenale
Flood, Joseph F.	Landin, Lucinda	Robinson, Gloria
Francois, Regina Irving	Landry, Caroline Palacio	Robinson, Michele Renae
Fuentes, Andra Robledo	Lansiquot, Siddhartha	Rodriguez, John Carlos

Rogers, Frederick C.  
Rogers, Shaun Jermaine  
Rougeau, Essie Malone  
Ruiz De La Torre, Artemio  
Salazar, Brenda Aracely  
Samuels, Ariel Mercedes  
Sanchez, Dianna M.  
Sanders, Chatanya Joyce  
Santana, Christina L.  
Sargent, Jonathan Charles  
Schwartz, Abril  
Sed, Asli Olad  
Segui, Elsa Rebeca  
Sevier, Wendy Covarrubias  
Sharko, Lupita

Shears II, Clayton  
Shehata, Jamie Leora  
Sin, Sorn  
Solano, Michael  
Sorenson, Kelly Marie  
Spiller, Adriel J.  
Spiller, Roderick R.  
Sulcer, Emily Lynn  
Swink, Scott Edward  
Tabish, Jennifer June  
Thomas, Duane Wells  
Thomas, Tramelle Martise  
Thompson, Kelly Marie  
Thompson, Ronald Allen  
Tooks, Suprena Lanell

Ussery, Glenda Faye  
Valenzuela, Michelle Jennifer  
Vore, Christine Eliza  
Walker, Gricel E.  
Walker, Lisa Martin  
Walter, Rachael Dawn  
Washington, Symeon Sjolund  
Wheaton, Odis James  
White, Kristin Elizabeth  
Wiley Jr., Dossey C.  
Williams, Nichole Renee  
Wilson, Alicia J.  
Wilson III, Lewis  
Woody, Michael Bruce

**CERTIFICATE OF ASSISTANT SECRETARY  
OF  
BANK OF AMERICA, NATIONAL ASSOCIATION  
a national banking association**

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1. The following is a true and complete copy of an excerpt from the Bylaws of the Association, and the same is in full force and effect as of the date hereof:

**Section 5.2. Execution of Instruments.** All indentures, mortgages, deeds, conveyances, contracts, notes, loan documents, letters of credit, master agreements, swap agreements, guarantees, discharges, releases, satisfactions, settlements, affidavits, bonds, undertakings, powers of attorney, and other instruments or contracts may be signed, executed, acknowledged, verified, attested, delivered or accepted on behalf of the Association by the Chairman of the Board, the Chief Executive Officer, the President, any Vice Chairman of the Board, any Division President, any Managing Director, any Director (as described in Section 4.7 of these Bylaws), any Principal, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Officer, or any individual who is listed on the Association's personnel records in a position equal to any of the aforementioned officer positions, or such other officers, employees or agents as the Board of Directors, the Chief Executive Officer or any officer reporting directly to the Chief Executive Officer may direct in a written delegation kept in the minute book of the Association. The provisions of this Section 5.2 are supplementary to any other provision of these Bylaws and shall not be construed to authorize execution of instruments otherwise dictated by law.

2. The following persons have been duly elected or appointed and have duly qualified as officers of the Association and they hold the office set forth opposite their names:

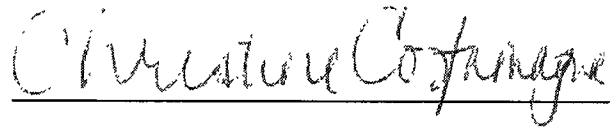
<u>Name</u>	<u>Title</u>
Rebecca Lynn Dillavou	Vice President
Melanie D'lin Horton	Vice President
Nicolle E. King	Vice President
Daniel Gregory Moreno	Vice President

Robbin Karen Wakimoto

Vice President

IN WITNESS WHEREOF, I have hereunto signed my name on this 6<sup>th</sup> day of June,  
2016.

BANK OF AMERICA, NATIONAL ASSOCIATION

A handwritten signature in cursive script, reading "Christine Costamagna", written over a horizontal line.

By:

Christine Costamagna  
Assistant Secretary