

Return To:  
Evergreen/  
AmeriTitle  
413940 7AM

After recording return to: (Name, Address, Zip)  
Evergreen Land Title Company  
260 Country Club Road, Ste. 120, Eugene, OR 97401  
Until requested otherwise, send all tax statements to:  
DENNIS K HALL and BARBARA A HALL  
11150 SISKIN LN, KLAMATH FALLS, OR 97601

GRANTOR:  
BANK OF AMERICA, N.A.  
2595 W. CHANDLER BLVD, CHANDLER, AZ 85224

GRANTEE:  
DENNIS K HALL and BARBARA A HALL  
11150 SISKIN LN, KLAMATH FALLS, OR 97601

ORDER NO. REO16-0012010  
TAX ACCOUNT NO. R890129  
MAP NO. R-3808-008D0-00600-000

2017-000589  
Klamath County, Oregon  
01/20/2017 10:20:00 AM  
Fee: \$42.00

Space Above Reserved for Recorder's Use

### STATUTORY SPECIAL WARRANTY DEED

BANK OF AMERICA, N.A. Grantor, conveys and specially warrants to DENNIS K HALL and BARBARA A HALL, as tenants by the entirety, Grantees, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in Klamath County, State of Oregon, to wit:

Lot 1061, Running Y Resort, Phase 12, First Addition, Tract 1426, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.

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 and actual consideration for this conveyance is \$5,000.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 12 day of January, 2017

BANK OF AMERICA, N.A.  
NAME: Gloria Robinson  
TITLE: Assistant Vice President (AVP)

State of Arizona

ss.

County of Maricopa

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of January, 2017 by Gloria Robinson AS AVP FOR BANK OF AMERICA, N.A.

Before me:

Rosemary Trujillo 1-12-17  
Notary Public for Chandler Arizona  
My commission expires: October 1, 2019

