

AmeriTitle
MTC(33965AM)

After recording return to:

2017-000638

Klamath County, Oregon

01/23/2017 10:41:00 AM

Fee: \$47.00

Irvin W. & Karen A. Peterson
2640 Market
Bonanza, OR 97623

Escrow No.: OR-523-JH

SPECIAL WARRANTY DEED
(OREGON)

Deutsche Bank National Trust Company, as Trustee for JP Morgan Mortgage Acquisition Trust 2007-CH2, Asset Backed Path-Through Certificates, Series 2007-CH2, Grantor, conveys and specially warrant(s) to Irvin W. and Karen A. Peterson Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

This property is free of all encumbrances created, EXCEPT: [Exceptions to the covenants described in ORS 93.855(2)]

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

The N1/2 of Lots 4 and 5, in Block 43, GRANDVIEW ADDITION TO BONANZA, according to the Official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

Commonly known as: 2503 5th Ave Bonanza, OR 97623

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

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.

JAN 17 2017

Dated: _____

Deutsche Bank National Trust Company, as Trustee for JP Morgan Mortgage Acquisition Trust
2007-CH2, Asset Backed Path-Through Certificates, Series 2007-CH2

By: _____
Specialized Loan Servicing LLC, As Attorney in fact

Jeff Harnish, Assistant Vice President
Specialized Asset Management, LLC
as Attorney in Fact
For Specialized Loan Servicing, LLC

State of Colorado

County of Douglas

On JAN 17 2017 before me,
Alexander S Asinof, Notary Public,

Personally appeared Jeff Harnish

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
Colorado that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ALEXANDER S ASINOF
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154034451
MY COMMISSION EXPIRES 08/31/2019