

**2017-002527**

**Klamath County, Oregon**

03/09/2017 02:45:01 PM

Fee: \$47.00



After recording return to:  
ServiceLink Title Company of Oregon,  
LLC  
1355 Cherrington Pkwy  
Moon Township, PA 15108

Until a change is requested,  
all tax statements shall be sent  
to the following address:  
MURPHY INVESTMENT LLC  
P.O. Box 1131  
Farmington, MO 63640

### **STATUTORY SPECIAL WARRANTY DEED**

Bank of America, N.A., Grantor, conveys and specially warrants to MURPHY INVESTMENT LLC, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

**For APN/Parcel ID(s): R886750**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF KLAMATH FALLS,  
COUNTY OF KLAMATH, STATE OF OREGON AND IS DESCRIBED AS FOLLOWS:

Lot 723, Running Y Resort, Phase 9, according to the official plat thereof on file in the office of the  
County Clerk, Klamath County, Oregon.

This property is free of encumbrances, EXCEPT:

NONE

The true consideration for this conveyance is Three Thousand Five Hundred And No/100 Dollars  
(\$3,500.00).

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated this February 27, 2017.

Bank of America, N.A.

BY: Lucinda Landin @ 27.2017

NAME: Lucinda Landin

ITS: Assistant Vice President (AVP)

State of Arizona )

County of Maricopa )

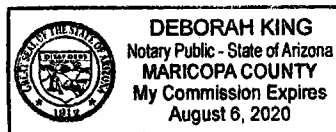
On February 27, 2017 before me, Deborah King, Notary Public (here insert name and title of officer), personally appeared Lucinda Landin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they 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 Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Deborah King 2/27/17

Notary Public



Print Name: Deborah King

My commission expires: August 6, 2020