



THIS SPACE RESERVED FOR R

2017-002572
Klamath County, Oregon
03/10/2017 02:30:04 PM
Fee: \$47.00

After recording return to:

Randy Moss

8555 W. Langell Valley Rd.

Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:

Randy Moss

8555 W. Langell Valley Rd.

Bonanza, OR 97623

File No. 107082AM

SPECIAL WARRANTY DEED

Bank of America, N.A.,

Grantor(s) hereby conveys and specially warrants to

Randy Moss ,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

Beginning at a point 475 feet North of the Southeast corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, as a point of beginning and running thence East 238 feet; thence North 75 feet; thence West 238 feet; thence South 75 feet to the point of beginning, Situate in the SW1/4 SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

LESS AND EXCEPTING any portion lying within Summers Lane.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3909-002CC-03400-000

R520412

The true and actual consideration for this conveyance is **\$63,000.00**

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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.

Dated this 7 day of Feb, 2017

Bank of America, National Association

Randall Reynolds

By: Reverse Mortgage Solutions, Inc. as Attorney in fact for Bank of America, National Association

State of TX ss.
County of Harris

On this 7 day of Feb, 2017, before me, Karen Maples a Notary Public in and for said state, personally appeared Randall Reynolds known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Bank of America, National Association, and acknowledged to me that he/she/they subscribed the name of Bank of America, National Association as principal and his/her own name as Attorney-in-fact. IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Karen Maples
Notary Public for the State of TX
Residing at: _____
Commission Expires: _____

