

Return To:
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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:
CLYDE WAYNE KEYSAR and JODIE ALEXANDER
KEYSAR
12 SHADY LN, GARDEN VALLEY, ID 83622
GRANTOR:
BANK OF AMERICA, N.A.
2595 W. CHANDLER BLVD., CHANDLER, AZ 85224
GRANTEE:
CLYDE WAYNE KEYSAR and JODIE ALEXANDER
KEYSAR
12 SHADY LN, GARDEN VALLEY, ID 83622
ORDER NO. REO16-001307201
TAX ACCOUNT NO. R499062
MAP NO. R-3908-030C0-02000-000

Space Above Reserved for Recorder's Use

STATUTORY SPECIAL WARRANTY DEED

BANK OF AMERICA, N.A., Grantor, conveys and specially warrants to CLYDE WAYNE KEYSAR and JODIE ALEXANDER KEYSAR, 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 2, IN BLOCK 18 OF SECOND ADDITION TO KLAMATH RIVER ACRES ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF 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 \$132,000.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 2 day of June, 2017

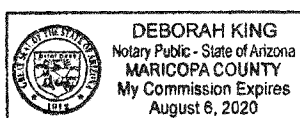
BANK OF AMERICA, N.A.
Name: Rebekah Mathews 6-2-17 Rebekah marie mathews
Title: Assistant Vice President (AVP)

State of Arizona

ss.

County of Maricopa

The foregoing instrument was acknowledged before me this 2 day of June, 2017 by Rebekah Marie Mathews as AVP Bank of America, N.A., on behalf of the entity.



Before me:

Deborah King 6/2/17
Notary Public for Arizona
My commission expires: August 6, 2020