

2017-007405

Klamath County, Oregon

06/30/2017 03:56:00 PM

Fee: \$47.00

AFTER RECORDING MAIL TO:
SEND TAX STATEMENTS TO:
CURTIS BALDOCK
9149 DAHLINGER LANE
KLAMATH FALLS, OR 97603

SPECIAL WARRANTY DEED

This Deed is made and entered into this 15 day of June, 20 17 by and
between

Bank of America, N.A.

of the County of Harris, State of TX, hereinafter collectively referred to as
"Grantor", and

Curtis Baldock

of the County of Klamath, State of Oregon, hereinafter referred to as "Grantee". The mailing address
of the Grantee is 9149 Dahlinger Lane, Klamath Falls, OR 97603

WITNESSETH, that the Grantors, for and in consideration of the sum of Sixty Two Thousand
Five Hundred and 00/100 Dollars (\$62,500.00) and other valuable considerations paid to the Grantor,
the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL,
CONVEY AND CONFIRM unto the Grantee, the following described lots, tracts or parcels of land lying,
being and situated in the County of Klamath and State of Oregon to-wit:

Lot 107 of FIRST ADDITION TO CASITAS, according to the official plat thereof on file
in the office of the County Clerk, Klamath County, Oregon.

Subject to easements, conditions, restrictions and limitations of record.

To have and to hold the same; together with all rights and appurtenances to the same
belonging, unto the said Grantees, and to His/Her successors and assigns. The said Grantor hereby
covenanting that it and the successors and assigns of such Grantor shall and will WARRANT AND
DEFEND the title to the premises unto the said Grantees, and to the successors and assigns of such

Amexi Title 58359

Grantee forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, excepting, however, the general taxes for the calendar year 16-17 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said Grantor has hereunto caused this instrument to be signed on the day and year first above written.

Grantor:

Bank of America, N.A.
By Reverse Mortgage Solutions, Inc., It's Attorney in Fact


Title: Xochitl Martinez, Assistant Vice President

STATE OF Tx)
COUNTY OF Harris) SS

On this 15 day of June, 20 17, before me Karen Maples,
appeared Xochitl Martinez, to me personally known, who, being by me
duly sworn, did say that he/she is the Asst VP (title) of Reverse
Mortgage Solutions Inc., Attorney in fact for Bank of America, N.A., and that said instrument was signed
on behalf of said corporation, by authority of its board of directors and acknowledged said instrument to
be the free act and deed of said corporation.

In Testimony whereof, I have hereunto set my hand and affixed my official seal in the County and State
aforesaid, the day and year first written above.


Notary Public

My Commission Expires:

(Notary seal)

