



2017-010178

Klamath County, Oregon

09/08/2017 02:23:00 PM

Fee: \$47.00

After recording return to:
PENSCO TRUST COMPANY LLC
Custodian FBO NOREEN F ROJAS
IRA, 100%
P.O. Box 173859
Denver, CO 80217

Until a change is requested,
all tax statements shall be sent
to the following address:
PENSCO TRUST COMPANY LLC,
Custodian FBO NOREEN F ROJAS
IRA, 100%
P.O. Box 173859
Denver CO 80217

STATUTORY SPECIAL WARRANTY DEED

BANK OF AMERICA, NATIONAL ASSOCIATION, Grantor, conveys and specially warrants to PENSCO TRUST COMPANY LLC CUSTODIAN FBO NOREEN F ROJAS IRA, 100% Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

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 2 IN BLOCK 35 OF HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, 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 THIRTY EIGHT THOUSAND Dollars (\$38,000.00).

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.

EXHIBIT "A"
Legal Description

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

Dated this **AUG 28 2017**.

BANK OF AMERICA, NATIONAL ASSOCIATION
by CIT Bank, N.A. as Attorney-in-Fact on behalf of Bank of America

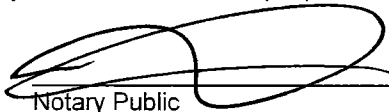
By:  **Sean Costarell**
AVP

Name: _____

State of **TEXAS**
TRAVIS

County _____

On this **AUG 28 2017** day of _____, A.D., 2017, before me, a Notary Public in and for said county, personally appeared **Sean Costarell** to me personally known, who being by me duly sworn (or affirmed) did say that that person is **AVP** (title) of said **CIT Bank, N.A.**, by authority of its board of (directors or trustees) and the said (officer's name) **Sean Costarell** acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.


Notary Public

(Signature) (Stamp or Seal)

STEPHEN YELVERTON

