

Return To:  
Evergreen/AmeriTitle  
202215 AM

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:  
STEVE JAY MORROW and LEAH MARLENE MORROW  
3710 THICKET CT, KLAMATH FALLS, OR 97601

GRANTOR:  
BANK OF AMERICA, N.A.  
2595 W. CHANDLER BLVD, CHANDLER, AZ 85224  
GRANTEE:  
STEVE JAY MORROW and LEAH MARLENE MORROW  
3710 THICKET CT, KLAMATH FALLS, OR 97601

ORDER NO. REO17-0008558  
TAX ACCOUNT NO. R614598  
MAP NO. R-3809-033DA-01800-000

2018-001855  
Klamath County, Oregon  
02/16/2018 10:27:01 AM  
Fee: \$47.00

Space Above Reserved for Recorder's Use

## STATUTORY SPECIAL WARRANTY DEED

BANK OF AMERICA, N.A., Grantor, conveys and specially warrants to STEVE JAY MORROW and LEAH MARLENE MORROW, 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 628 in Block 128 of Mills Addition, 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 \$52,501.05. (Here, comply with the requirements of ORS 93.030.)

File No.: REO17-0008558  
EVE Special Warranty Deed

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Dated this 1 day of February, 2018.

STEWART LENDER SERVICES, INC  
AS ATTORNEY-IN-FACT FOR BANK OF AMERICA,  
N.A.

Date: February 1, 2018

Full Legal Name: Karen Wong Karen Wong

Title: Assistant Vice President

Employer: Stewart Lender Services, Inc.

State of Arizona

ss. Tempe

County of Maricopa

The foregoing instrument was acknowledged before me this 1 day of February, 2018 by Karen Wong as an Assistant Vice President of Stewart Lender Services, Inc as attorney-in-fact for Bank of America, N.A.

Before me:

Jayne E. Pennington 2/1/18  
JAYNE E. PENNINGTON

Notary Public for ARIZONA

My commission expires: 7/20/2021

COMMISSION NO: 531963

STATE OF ARIZONA

