

After recording return to:
EVERGREEN LAND TITLE COMPANY
260 COUNTRY CLUB ROAD, SUITE 120
EUGENE, OR 97401

Until a change is requested, all tax statements
shall be sent to the following address:
SHERRILEE WALKER
9890 BLISS RD., BONANZA, OR 97623

**SPECIAL WARRANTY DEED
(OREGON)**

BANK OF AMERICA, N.A., Grantor, conveys and specially warrant(s) to **SHERRILEE WALKER**, an individual, Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

THAT CERTAIN REAL PROPERTY SITUATED IN KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS, TO-WIT:

LOT 13, TRACT 1432-QUAIL POINT ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, BEING A REPLAT OF PARCEL 2 OF LAND PARTITION 27-93 AND LOTS 18-26, BLOCK 10 OF BUENA VISTA ADDITION, SITUATED IN THE SW1/4 OF SECTION 19 AND THE NW1/4 OF SECTION 30, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Tax Parcel No.: R-3809-030BA-07400-000

This property is free of all encumbrances created, EXCEPT:

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

The true consideration for this conveyance is **\$22,500.00**.

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.

The Limited Power of Attorney for Stewart Attorney-in-fact for Bank of America, N.A., is recorded on 02/05/2018, Instrument #2018-001397, in Klamath County, State of Oregon.

Grantor

Dated: May 1, 2018

Stewart Lender Services, Inc. as Attorney in Fact for

BANK OF AMERICA, N.A.

Date: May 1, 2018

Karen Wong 5/1/18

Full Legal Name: Karen Wong

Title: Assistant Vice President

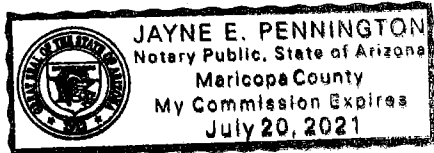
Employer: Stewart Lender Services, Inc.

STATE of Arizona

COUNTY of Maricopa

SWORN TO and subscribed before me this 1 day of May, 2018, by Karen Wong, as an Assistant Vice President of Stewart Lender Services, Inc., as Attorney-In-Fact for BANK OF AMERICA, N.A. He/she () is personally known to me or (X) produced Drivers License as identification.

(seal)



Jayne E. Pennington 5/1/18

Notary Public

Printed Name: JAYNE E. PENNINGTON

Notary Public, State of ARIZONA

Commission No.: 531963

My Commission Expires: 7/20/2021