

**2018-007800**

**Klamath County, Oregon**

**06/28/2018 04:03:00 PM**

**Fee: \$107.00**

  
MTC 186133 Am

---

After Recording Return To:

**LISA BRUHN AND DAVID B BOUFFARD**

**3939 S. 6TH ST, #142,**

**KLAMATH FALLS, OR 97603**

**SPECIAL WARRANTY DEED**

By and between

**JPMorgan Chase Bank, N.A. Successor in interest by Purchase from the FDIC as Receiver of  
Washington Mutual Bank F/K/A Washington Mutual Bank, FA, as Grantor**

**3415 VISION DRIVE**

**COLUMBUS, OH 43219**

and

**LISA BRUHN AND DAVID B BOUFFARD, as Grantee**

**3939 S. 6TH ST, #142,**

**KLAMATH FALLS, OR 97603**

Until a change is requested, all tax statements  
shall be sent to the following address:

**LISA BRUHN AND DAVID B BOUFFARD**

**3939 S. 6TH ST, #142,**

**KLAMATH FALLS, OR 97603**

The true consideration for this conveyance is \$77,985.00

## SPECIAL WARRANTY DEED

JPMorgan Chase Bank, N.A. Successor in interest by Purchase from the FDIC as Receiver of Washington Mutual Bank F/K/A Washington Mutual Bank, FA, a <sup>National Association</sup>, whose mailing address is 3415 VISION DRIVE, COLUMBUS, OH 43219 ("Grantor"), conveys and specially warrants to LISA BRUHN, AS TO AN UNDIVIDED 80% INTEREST AND DAVID B BOUFFARD, AS TO AN UNDIVIDED 20% INTEREST, NOT AS TENANTS IN COMMON BUT WITH RIGHT OF SURVIVORSHIP, whose mailing address is 3939 S. 6TH ST, #142, KLAMATH FALLS, OR 97603 ("Grantee"), the real property described on Exhibit A attached hereto and made a part hereof, free of encumbrances created or suffered by the Grantor except for those matters set forth on Exhibit B attached hereto and made a part hereof.

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.

(Signature Page Follows)

(Signature Page for Special Warranty Deed)

Dated this 19<sup>th</sup> day of June, 20 18.

BY SIGNING BELOW, THE UNDERSIGNED CERTIFIES THAT THE CONSIDERATION STATED IN THIS DEED IS THE TRUE AND ACTUAL CONSIDERATION FOR THE TRANSFER OF THE PROPERTY.

**GRANTOR:**

**JPMorgan Chase Bank, N.A. Successor in interest by Purchase from the FDIC as Receiver of Washington Mutual Bank F/K/A Washington Mutual Bank, FA, a National Association**

By: Kathy J Carns 6-19-18  
Name: Kathy J Carns  
Its: Vice President

STATE OF Ohio )  
COUNTY OF Franklin )

This instrument was acknowledged before me on June 19, 2018, by Kathy J Carns, as the Vice President of JPMorgan Chase Bank, N.A. Successor in interest by Purchase from the FDIC as Receiver of Washington Mutual Bank F/K/A Washington Mutual Bank, FA, a National Association.

Heather R. Sears  
Notary Public for OHIO Heather R Sears  
My commission expires: 6/5/2021



JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

INCUMBENCY CERTIFICATE

I HEREBY CERTIFY that I am a Assistant Corporate Secretary of JPMorgan Chase Bank, N.A. and that the following individual holding the title set forth opposite his name was a duly appointed officer of JPMorgan Chase Bank, N.A. (the "Company") on 06/19/2018, and was authorized to execute Contracts, Deeds, Affidavits, Lien Releases, Registrations, Closing Statements, Settlement Agreements and other documents related to the sale or management of real property on behalf of the Company.

Name:

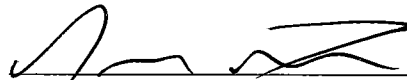
Kathy Carns – E612969

Title which appointed:

Vice President

Dated:

06/19/2018



Name: Brandon L. Stateler

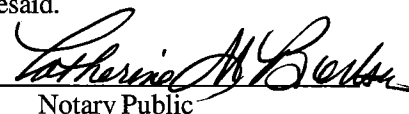
Title: Assistant Corporate Secretary

STATE OF Ohio )

COUNTY OF Franklin ) ss.:

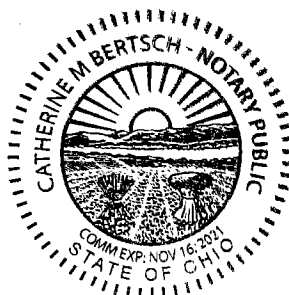
On the 6/19/18, before me, the undersigned, personally appeared Brandon L. Stateler, a Assistant Corporate Secretary of JPMorgan Chase Bank, N.A., personally known to me to be the individual whose name is subscribed to within the instrument, and in his capacity acknowledged this instrument to be the act and deed of JPMorgan Chase Bank, N.A.

WITNESS my official seal and signature this day and year aforesaid.



Notary Public

Catherine M. Bertsch



## **EXHIBIT A**

### **Legal Description**

Beginning at a point on the North boundary line of Lot 20, Block 37, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, which is 7.1 feet Easterly from the Northeast corner of lot 19 of Block 37 (as established by the Robert Hall Survey of Lots 19 and 20, Block 37, Buena Vista Addition, surveyed by Clifford L. Sanders on September 26, 1960); thence Southerly 147.16 feet; more or less, to a point on the Southerly line of Lot 20 which is a distance of 7 feet Easterly from the Southeast corner of Lot 19; thence Westerly along the Southerly line of Lots 18, 19 and 20, a distance of 85.125 feet, more or less, to a point in the center of the Southerly line of Lot 18; thence Northeasterly at right angles to the South line of Lot 18, 150 feet, more or less, to a point in the center of the Northerly line of Lot 18; thence Southeasterly along the Northerly line of Lots 18, 19 and 20 to the point of beginning, being the Easterly one-half of Lots 18, all 19 and the Northwesterly fraction of Lot 20, Block 37, Buena Vista Addition to the City of Klamath Falls, Oregon.

## **EXHIBIT B**

### **Permitted Exceptions**

1. The lien of taxes and assessments for the current year and subsequent years.
2. Matters that would be shown by an accurate survey and inspection of the property.
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable.
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist).
5. All roads and legal highways.
6. Rights of parties in possession (if any).
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.