

2018-012863

Klamath County, Oregon

10/22/2018 10:02:01 AM

Fee: \$97.00

COVER PAGE FOR OREGON DEEDS

Grantor: Bank of America, N.A.

Grantor's Mailing Address: 1600 South Douglas Suite 200 A, Anaheim, California 92806

Grantee: Brent Thomas, a single person

Grantees Mailing Address: 2730 Heritage Court, Klamath Falls, Oregon 97603

Type of Document to be Recorded: SPECIAL WARRANTY DEED

Consideration: The true consideration for this conveyance is: **SIXTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$67,500.00)**

Prior Recorded Document Reference: Deed: Recorded September 6, 2018

Doc. No. 2018-010836

Until a change is requested, all Tax Statements shall be sent to the following address:

Brent Thomas
2730 Heritage Court
Klamath Falls, OR 97603

After Recording Return To:

Brent Thomas
2730 Heritage Court
Klamath Falls, OR 97603

Prepared By:

Leila H. Hale, Esq.
9041 S. Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

Bank of America, N.A., Grantor, hereby GRANTS, CONVEYS and SPECIALLY Warrants to **Brent Thomas, a single person**, Grantee, the following described real property in the County of **Klamath**, State of **Oregon**, free of encumbrances except as specifically set forth herein:

UNIT 10727(VINCENT DRIVE),TRACT 1365-FALCON HEIGHTS CONDOMINIUM STAGE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Account No.: **885970**

Property address: **10727 Vincent Dr Klamath Falls, OR 97603**

Prior Recorded Document Reference: **Deed: Recorded September 6, 2018**

Doc. No. **2018-010836**

Encumbrances (If none, so state): All those items of record, if any, as of the date of this deed, and
N/A

The true consideration for this conveyance is: SIXTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$67,500.00)

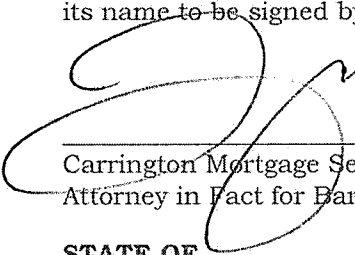
TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 11 day of October, 2019. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

Tony Valencia
Director, Foreclosure Servicing
Carrington Mortgage Services, LLC, Attorney in Fact


Carrington Mortgage Services, LLC as
Attorney in Fact for Bank of America, N.A

Printed Name & Title

STATE OF _____)

COUNTY OF _____) ss

This instrument was acknowledged before me on this _____ day of _____, 20____, by _____, as _____ of **Carrington Mortgage Services, LLC at attorney in fact for Bank of America, N.A.**, a corporation organized and operating under the laws of the State of _____, on behalf of the corporation.

NOTARY STAMP/SEAL

see attached

Before Me: _____
NOTARY PUBLIC- STATE OF _____
My Commission Expires: _____

Loan # 7000185526

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL – PURPOSE

CERTIFICATE OF ACKNOWLEDGMENT

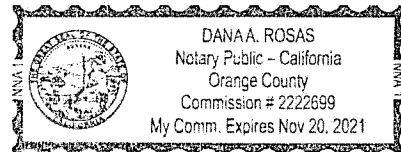
State of California

County of Orange

On 10-11-2018 before me, Dana A. Rosas, Notary Public, personally appeared, Tony Valencia, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature  (Seal)

DANA A. ROSAS, NOTARY PUBLIC

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document