

MTC 222605AM

2018-013337

Klamath County, Oregon

10/31/2018 02:07:01 PM

Fee: \$97.00

After Recording Return To:

**MICHAEL MING-HIM CHAN AND ERIE WAI YI TSE
1803 SISKIYOU STREET,
KLAMATH FALLS, OR 97601**

SPECIAL WARRANTY DEED

By and between

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Grantor
3415 VISION DRIVE
COLUMBUS, OH 43219**

and

**MICHAEL MING-HIM CHAN AND ERIE WAI YI TSE, as Grantee
1803 SISKIYOU STREET,
KLAMATH FALLS, OR 97601**

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

**MICHAEL MING-HIM CHAN AND ERIE WAI YI TSE
1803 SISKIYOU STREET,
KLAMATH FALLS, OR 97601**

The true consideration for this conveyance is \$75,500.00

97 AMT

SPECIAL WARRANTY DEED

JPMorgan Chase Bank, National Association, a National Association organized under the laws of the United States of America, whose mailing address is 3415 VISION DRIVE COLUMBUS, OH 43219 (“Grantor”), conveys and specially warrants to MICHAEL MING-HIM CHAN AND ERIE WAI YI TSE, NOT AS TENANTS IN COMMON BUT WITH RIGHTS OF SURVIVORSHIP, whose mailing address is 1803 SISKIYOU STREET, KLAMATH FALLS, OR 97601 (“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 16 day of October, 2018.

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, National Association, a National Association organized under the laws of the United States of America

By: Johnna May 10/16/2018

Name: Johnna May

Its: Vice President

STATE OF Ohio)
)
COUNTY OF Franklin)

This instrument was acknowledged before me on October 16, 2018, by Johnna May, as the Vice President of JPMorgan Chase Bank National Association, a National Association organized under the laws of the United States of America

Heather R. Sears

Notary Public for Ohio

Heather R Sears

My commission expires: 6/5/2021

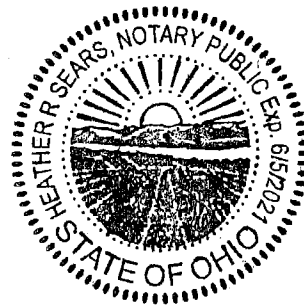


EXHIBIT A

Legal Description

ALL THAT PORTION OF LOT 13 OF EMPIRE TRACTS AS SHOWN UPON THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 13 AND RUNNING THENCE EAST ALONG THE SOUTH LINE OF SAID LOT, 72.2 FEET TO A POINT WHICH IS THE NORTHEAST CORNER OF LOT 10 OF GARDEN TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON; THENCE IN A NORTHEASTERLY DIRECTION IN A STRAIGHT LINE TO THE SOUTHEAST CORNER OF LOT 10 OF SAID EMPIRE TRACTS; THENCE WEST ALONG THE SOUTH LINE OF LOTS 10 AND 9 OF EMPIRE TRACTS, 142.0 FEET; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 13 OF EMPIRE TRACTS 129.3 FEET TO THE POINT OF BEGINNING.