

2018-014445

Klamath County, Oregon

11/30/2018 01:16:06 PM

Fee: \$102.00

227369Am

470318057543

After Recording Return To:
CR 2018, LLC
333 Westchester Avenue
West Building, Ste W2100
White Plains, NY 10604

SPECIAL WARRANTY DEED

By and between

JPMorgan Chase Bank, N.A., as Grantor
3415 Vision Drive
Columbus, OH 43219-6009

and

CR 2018, LLC, as Grantee
333 Westchester Avenue, West Building, Ste W2100
White Plains, NY 10604

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

CR 2018, LLC
333 Westchester Avenue, West Building, Ste W2100
White Plains, NY 10604

The true consideration for this conveyance is \$23,100.00.

SPECIAL WARRANTY DEED

JPMorgan Chase Bank, N.A., a National Association organized under the laws of the United States of America, whose mailing address is 3415 Vision Drive, Columbus, OH 43219-6009 ("Grantor"), conveys and specially warrants to CR 2018, LLC, a New York limited liability company, whose mailing address is 333 Westchester Avenue, West Building, Ste W2100, White Plains, NY 10604 ("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 27 day of NOV, 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, N.A., a national association
By: *Timothy J Wilson* **NOV 27 2018**
Name: Timothy J Wilson
Its: Vice President

STATE OF Ohio)
)
COUNTY OF Franklin)

This instrument was acknowledged before me on NOV 27, 2018, by Timothy J Wilson, as the Vice President of JPMorgan Chase Bank, N.A., a national association.

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



EXHIBIT A

Legal Description

A TRACT OF LAND SITUATED IN THE S1/2 OF THE NE1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF A PUBLIC ROAD, SAID POINT BEING NORTH 89° 48' 10" EAST A DISTANCE OF 60.00 FEET AND SOUTH 00° 16' 52" WEST A DISTANCE OF 362.50 FEET FROM THE NORTHWEST CORNER OF THE SW1/4 NE1/4 OF SAID SECTION 34; THENCE SOUTH 00° 16' 52" WEST ALONG THE EAST RIGHT OF WAY LINE OF SAID ROAD A DISTANCE OF 362.50 FEET; THENCE EAST A DISTANCE OF 601.78 FEET; THENCE NORTH A DISTANCE OF 362.50 FEET; THENCE WEST A DISTANCE OF 600.00 FEET, MORE OR LESS, TO A POINT OF BEGINNING.

EXCEPTING THEREFROM A TRACT OF LAND SITUATED IN THE SW1/4 OF THE NE1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF A PUBLIC ROAD, SAID POINT BEING NORTH 89° 48' 10" EAST A DISTANCE OF 60.00 FEET AND SOUTH 00° 16' 52" WEST A DISTANCE OF 543.75 FEET FROM THE NORTHWEST CORNER OF THE SW1/4 NE1/4 OF SAID SECTION 34; THENCE SOUTH 00° 16' 52" WEST ALONG THE EAST RIGHT OF WAY LINE OF SAID ROAD A DISTANCE OF 181.25 FEET, THENCE EAST A DISTANCE OF 601.78 FEET; THENCE NORTH A DISTANCE OF 181.25 FEET; THENCE WEST A DISTANCE OF 600.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING. A DISTANCE OF 600.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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.