



**2019-000008**

**Klamath County, Oregon**

**01/02/2019 09:18:01 AM**

**Fee: \$102.00**

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After Recording Return To:  
Fred Ginestar  
17434 South Poe Valley Road  
Klamath Falls, OR 97603

**SPECIAL WARRANTY DEED**

By and between

JPMorgan Chase Bank, National Association, as Grantor  
3415 Vision Drive  
Columbus, OH 43219

and

Fred Ginestar, as Grantee  
17434 South Poe Valley Road  
Klamath Falls, OR 97603

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

Fred Ginestar  
17434 South Poe Valley Road  
Klamath Falls, OR 97603

The true consideration for this conveyance is \$ 75,000.00.

## **SPECIAL WARRANTY DEED**

**JPMorgan Chase Bank, National Association, a National Association**, whose mailing address is **3415 Vision Drive, Columbus, OH 43219** ("Grantor"), conveys and specially warrants to **Fred Ginestar, an individual**, whose mailing address is **17434 South Poe Valley Road, 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 24<sup>th</sup> day of December, 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**

By: Kathy J Cams  
Name: Kathy J Cams 12-24-18  
Its: Vice President

STATE OF Ohio )  
 )  
COUNTY OF Franklin )

This instrument was acknowledged before me on Dec. 24, 2018 by Kathy J Cams, as the Vice President of JPMorgan Chase Bank, National Association, a National Association.

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



**EXHIBIT A**

**Legal Description**

**LOT 5, BLOCK 203, MILLS SECOND 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.**

**EXCEPTING THEREFROM THAT PORTION CONVEYED IN VOLUME 2008-01533. MICROFILM RECORDS OF KLAMATH COUNTY, OREGON BEING THE EASTERLY 4.36 FEET THEREOF SAID LOT 5.**

## **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.