



2019-004457

Klamath County, Oregon

04/26/2019 02:09:02 PM

Fee: \$87.00

After Recording and
**UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:**

Roger L Owens
11333 CHINQUAPIN DRIVE
CRESCENT LAKE, Oregon 97733

OREGON SPECIAL WARRANTY DEED

Bank of America, N.A. ("Grantor") conveys and specially warrants to Roger L Owens and Carrie D Owens ("Grantee") the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:

Lot 13 in Block 5 of Tract No. 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance is \$179,150.00.

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. 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 197.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

IN WITNESS WHEREOF, the said Grantor has executed this instrument as the 29 day of march, 20 19.

Bank of America, N.A.

By Reverse Mortgage Solutions, Inc., as Attorney in Fact

By: [Signature]

Print Name: Tawana Maxwell

Title: Sup

STATE of TEXAS

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) ss.

COUNTY of HARRIS

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On this 29 day of march, 20 19, before me, the subscriber, a Notary Public in and for said County and State, personally came Reverse Mortgage Solutions, Inc., as Attorney in Fact for Bank of America, N.A., by and through Tawana Maxwell Sup, the Grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year aforesaid.

Karen Maples
Notary Public

