
After Recording Return To:
Sunrise Home Solutions, LLC
7255 W. Sunset Road # 1025
Las Vegas, NV 89113

SPECIAL WARRANTY DEED

By and between

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

and

Sunrise Home Solutions, LLC, as Grantee
7255 W. Sunset Road # 1025
Las Vegas, NV 89113

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

Sunrise Home Solutions, LLC, as Grantee
7255 W. Sunset Road # 1025
Las Vegas, NV 89113

The true consideration for this conveyance is \$ 86,250.00.

SPECIAL WARRANTY DEED

JPMorgan Chase Bank, N.A., a National Association whose mailing address is **3415 Vision Drive, Columbus, OH 43219** ("Grantor"), conveys and specially warrants to **Sunrise Home Solutions, LLC** whose mailing address is **7255 W. Sunset Road # 1025, Las Vegas, NV 89113** ("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)

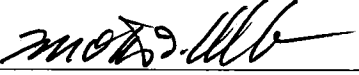
(Signature Page for Special Warranty Deed)

Dated this 22 day of APR, 2019.

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.

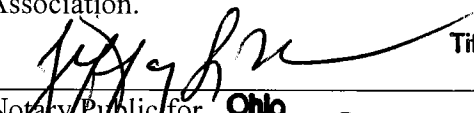
GRANTOR:

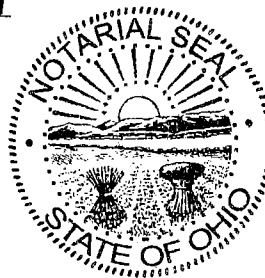
JPMORGAN CHASE BANK, N.A., A NATIONAL ASSOCIATION

By:  **APR 22 2019**
Name: Timothy J Wilson
Its: Vice President

STATE OF Ohio)
)
COUNTY OF Franklin)

This instrument was acknowledged before me on APR 22, 2019, by Timothy J Wilson, as the Vice President of JPMorgan Chase Bank, N.A., a National Association.

 Tiffany L. Thompson
Notary Public for Ohio
My commission expires: OCT 25, 2021



TIFFANY L. THOMPSON
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
October 25, 2021

EXHIBIT A

Legal Description

**THAT PART OF LOT 40 OF FAIR ACRES SUBDIVISION # 1, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK
OF KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT 383.4 FEET SOUTH OF NORTHWEST CORNER OF SAID
LOT 40; THENCE SOUTH 90 FEET; THENCE EAST 313 FEET; THENCE NORTH 90
FEET; THENCE WEST 313 FEET TO THE POINT OF BEGINNING.**

**EXCEPTING THEREFROM THE WESTERLY 5 FEET TAKEN FOR THE WIDENING
OF KANE STREET AS SET FORTH IN DEED VOLUME 349 AT PAGE 474**

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.