

2019-005908

Klamath County, Oregon

05/28/2019 02:13:01 PM

Fee: \$87.00

Prepared by and After Recording Return to:  
Continental Real Estate Services  
9362 Dielman Industrial Drive  
St. Louis, MO 63132

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

Russel Palmiter  
15757 MARCEE WAY  
CHILOQUIN, Oregon 97624

### OREGON SPECIAL WARRANTY DEED

Bank of America, N.A ("Grantor") conveys and specially warrants to Russell Palmiter ("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 6, Block 2, KLAMATH COUNTRY, in the County of Klamath, State of Oregon, as shown on map filed on Book 20 Page 6 of maps, in the office of the County recorder of said County.

The true consideration for this conveyance is \$29,000.00.

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.

Amerititle 245586 AM

IN WITNESS WHEREOF, the said Grantor has executed this instrument as the 18 day of April, 2019.

Bank of America, N.A.  
By Reverse Mortgage Solutions, Inc., as Attorney in Fact

By: [Signature]

Print Name: Tawana Maxwell

Title: ROP

STATE of TEXAS )  
 ) ss.  
COUNTY of HARRIS )

On this 18 day of April, 2019, 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 ROP, 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.

[Signature: Karen Maples]  
Notary Public

