

2019-012701

Klamath County, Oregon

10/30/2019 02:05:01 PM

Fee: \$87.00

**AFTER RECORDING MAIL TO:**

Justin Clay Wilson

~~15935 Fishhole Creek Road~~ P.O. Box 157  
Bly, OR 97622

**UNTIL A CHANGE IS REQUESTED  
ALL TAX STATEMENTS SHALL BE SENT  
TO THE FOLLOWING ADDRESS:**

Justin Clay Wilson

~~15935 Fishhole Creek Road~~ P.O. Box 157  
Bly, OR 97622

Filed for Record at Request of: PNWLE

PNW Number: 19118194

**Parcel /Account No(s): R777751 & R404271**

**Property Address: 15935 Fishhole Creek Road, Bly, OR 97622**

### Special Warranty Deed

**THE GRANTOR, Bank of America, National Association**, with an address of c/o Celink  
3900 Capitol City Boulevard, Lansing, PA 48906,  
for and in the true consideration of **\$140,600.00** (required by ORS 93.030) in hand paid, bargains, sells, and  
conveys to

**Justin Clay Wilson,**

**GRANTEE**, whose address is 15935 Fishhole Creek Road, Bly, OR 97622

the following described real estate free of encumbrances created or suffered by Grantor except as  
specifically set forth herein:

**Legal Description:**

**PARCEL 1**

The N1/2 NW1/4 NE1/4 of Section 13, Township 37 South, Range 14 East of the Willamette  
Meridian, Klamath County, Oregon.

**PARCEL 2**

That portion of the N1/2 NE1/4 NW1/4, Section 13, Township 37 South, Range 14 East of the  
Willamette Meridian, Klamath County, Oregon, lying Easterly of the center line of Fishhole  
Creek Road as it now lies on the property.

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 195.336 195.301 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.

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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 195.301 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.

Grantor: **Bank of America, National Association**

*K Mills*

**KELSEY MILLS  
MANAGER**

BY: **Mortgage Assets Management, LLC as Attorney in Fact, by Celink, duly authorized**

Dated: **SEP 30 2019**

**CERTIFICATE OF ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Texas )  
COUNTY OF Travis ) ss.

On **SEP 30 2019**, before me, **Timothy Todd**, Notary Public, personally appeared **Kelsey Mills**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) on behalf of **Mortgage Assets Management, LLC as Attorney in Fact, by Celink, duly authorized for Bank of America, National Association, Grantor**, and that by his/her/their signature(s) in the instrument **Bank of America, National Association**, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State set forth above that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Timothy Todd*  
Signature of Notary Public **Timothy Todd**  
Notary Public in and for the State of Texas  
Residing at: Williamson County  
My appointment expires: **SEP 22 2021**

