

2020-001688

Klamath County, Oregon

02/11/2020 09:47:00 AM

Fee: \$102.00

272378

470318060641

After Recording Return To:

Rosa Group, LLC

P.O. Box 39

Macdoel, CA 96058

SPECIAL WARRANTY DEED

By and between

JPMorgan Chase Bank, N.A., as Grantor
3415 Vision Drive
Columbus, OH 43219-6009

and

Rosa Group, LLC, as Grantee
P.O. Box 39
Macdoel, CA 96058

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

Rosa Group, LLC

P.O. Box 39

Macdoel, CA 96058

The true consideration for this conveyance is \$179,000.00.

SPECIAL WARRANTY DEED

JPMorgan Chase Bank, N.A., a National Association organized under the laws of the United States of America, whose mailing address is 3415 Vision Drive, Columbus, OH 43219-6009 ("Grantor"), conveys and specially warrants to Rosa Group, LLC whose address is P.O. Box 39, Macdoel, CA 96058 ("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 04 day of FEB, 2020.

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 organized under the laws of the United States of America

By: [Signature] FEB 04 2020

Name: Kevin Bentum Bossman

Its: Authorized Signer

STATE OF Ohio)

COUNTY OF Franklin)

This instrument was acknowledged before me on FEB 04, 2020, by Kevin Bentum Bossman, as the Authorized Signer of JPMorgan Chase Bank, N.A., a National Association organized under the laws of the United States of America

Heather R. Sears

Notary Public for OHIO

My commission expires: 6/5/2021

Heather R Sears



EXHIBIT A

Legal Description

LOT 14, BLOCK 8, ELDORADO 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.

ALSO THAT PORTION OF VACATED PEACH STREET ADJACENT THERETO AS DESCRIBED IN
VACATION, DATED NOVEMBER 6, 1968, RECORDED NOVEMBER 6, 1969 IN VOLUME M69, PAGE 9356,
MICROFILM RECORDS OF KLAMATH COUNTY, OREGON

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.