

2020-003886

Klamath County, Oregon

04/01/2020 12:09:11 PM

Fee: \$82.00

WHEN RECORDED MAIL TO  
Aldridge Pite, LLP  
111 SW Columbia Street #950  
Portland, OR 97201

MAIL TAX STATEMENT TO:  
FEDERAL NATIONAL MORTGAGE  
ASSOCIATION  
5600 Granite Parkway VII  
Plano, TX 75024

APN: 245265 // 3507-018DD-01900 & 245069 // 3507-018DD-02000  
TS No: 083207-OR  
FNMA NO.: 1676619957

Space Above For Recorder's Use

"This instrument is being recorded as an  
ACCOMMODATION ONLY, with no  
Representation as to its effect upon title"

### SPECIAL WARRANTY DEED

The true consideration for this conveyance is other value given, as hereby duly recognized between Grantor and Grantee.

Grantor: **BANK OF AMERICA, N.A.**  
Grantee: **FEDERAL NATIONAL MORTGAGE ASSOCIATION**

Grantor conveys and specially warrants to Grantee the following described real property, free of encumbrances created or suffered by the Grantor except as specifically set forth herein: **LOTS 33 AND 34, BLOCK 24, TRACT 1113 -OREGON SHORES UNIT 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

Commonly known as: **34143 PINE CONE PLACE, CHILOQUIN, OR 97624**

Grantor warrants and will defend the title of the property against all persons who may lawfully claim the same by, through or under Grantor.

Dated this 26 day of March, 2020.

**BANK OF AMERICA, N.A.**

*Nichole Renee Williams 3/26/2020*

Nichole Renee Williams  
Assistant Vice President

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.

STATE OF TEXAS }  
COUNTY OF DALLAS }

On March 26, 2020 before me, Christy Burress, personally appeared Nichole Renee Williams, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that the same was executed in by their authorized capacity.

I certify under penalty of perjury under the laws of the State of TEXAS that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,  
Signature Christy Burress (seal)  
*Christy Burress*

CRC SPCLWARRYDEED 02132018

