

After recording return to:
Timios, Inc.
5716 Corsa Avenue
Suite 102
Westlake Village, CA 91362
File No. 324128

MAIL TAX STATEMENTS TO:
LARRY DEGROOT
425 ENA RD #504A
HONOLULU, HI 96851

Parcel ID No.: 3809-033AD-17200

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 24 day of MAY, 2024, by and between **BANK OF AMERICA, N.A.**, whose address is 14405 Walters Road, Suite 200, Houston, TX 77014, hereinafter referred to as Grantor(s) and **LARRY DEGROOT, A SINGLE MAN** whose address is 425 Ena Rd #504A, Honolulu, HI 96851, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Forty Seven Thousand and 00/100 Dollars (\$147,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Klamath County, State of Oregon:

Lot 550, Block 120, MILLS 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.

Property commonly known as: 2348 Vine Avenue, Klamath Falls, OR 97601

The true and actual consideration for this conveyance is \$147,000.00. See ORS 93.030.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.


TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Dated this 23 day of MAY, 2024.

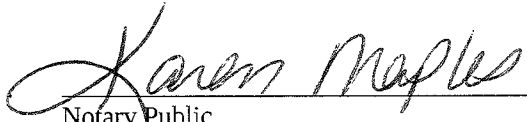
Grantor:

PHH Mortgage Corporation DBA PHH Mortgage Services, as Attorney in Fact for Bank of America, N.A.

By: 
Print Name: TAWANA MAXWELL
Title: TEAM LEAD

STATE OF TEXAS
COUNTY OF HARRIS

The foregoing instrument was acknowledged before me on this 23 day of MAY, 20 24 by TAWANA MAXWELL as TEAM LEAD of PHH Mortgage Corporation DBA PHH Mortgage Services, as Attorney in Fact for Bank of America, N.A.


Notary Public
Notary Public for State of TEXAS
My Commission Expires 05/01/2025

