

WTE 45650 PT

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

GRANTOR'S NAME:  
JP Morgan Chase Bank Chase Bank, National  
Association

GRANTEE'S NAME:  
Norman E. McCarthy and Joann McCarthy

SEND TAX STATEMENTS TO:  
Norman E. McCarthy and Joann McCarthy  
408 E 3rd St PO Box 1131  
Yachats, OR 97498

AFTER RECORDING RETURN TO:  
Norman E. McCarthy and Joann McCarthy  
408 E 3rd St PO Box 1131  
Yachats, OR 97498

Escrow No: 4809010926-FTEUG03  
400 E 3rd Street  
Yachats, OR 97498

Lincoln County, Oregon  
07/12/2011 11:08:17 AM  
DOC-WD

2011-06513

Cnt=1 Pgs=2 Stn=1s LELY  
\$10.00 \$11.00 \$15.00 \$10.00 \$7.00 - Total = \$53.00



00048277201100065130020029

I, Dana W. Jenkins, County Clerk, do hereby certify  
that the within instrument was recorded in the Lincoln  
County Book of Records on the above date and time.  
WITNESS my hand and seal of said office affixed.

Dana W. Jenkins, Lincoln County Clerk



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

JP Morgan Chase Bank Chase Bank, National Association, Grantor, conveys and specially warrants to  
Norman E. McCarthy and Joann McCarthy husband and wife

Grantee, the following described real property free and clear of encumbrances created or suffered by the  
grantor except as specifically set forth below:

Lot 7 and the East 22 feet of Lot 6, Block 2, Yachats, in the City of Yachats, County of Lincoln and  
State of Oregon

ENCUMBRANCES: Rights of the public, easements, reservations, covenants, conditions and restrictions  
of record, if any

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 195.335 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND  
SECTIONS 2 TO 9 AND 17, CHAPTER 885, OREGON LAWS 2008. 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 30.830, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY  
OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.335 AND SECTIONS 5 TO  
11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 885, OREGON  
LAWS 2008.

The true consideration for this conveyance is \$285,000.00.

Dated April 7, 2011



JP Morgan Chase Bank, National  
Association

BY: *Christina E. Aviles*  
As: Christina E. Aviles  
Vice President

State of Florida  
COUNTY of Duval

This instrument was acknowledged before me on July 5, 2011  
by Christina E. Hink as Vice President of JP Morgan Chase Bank, National  
Association.

Carolyn K. Cloud, Notary Public - State of Florida  
My commission expires: \_\_\_\_\_

