

03 APR 16 AM 10:56

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State of Oregon, County of Klamath
Recorded 04/16/2003 10:56 A.M.
Vol M03 Pg 24185-87
Linda Smith, County Clerk
Fee \$ 31 # of Pgs 3

AFTER RECORDING MAIL TO:

Name **James Christopher Marsden**

Address 925 Upham Street

City, State, Zip Klamath Falls, OR 97601

Esc. #R03-00256A-PS

Special Warranty Deed

**

THE GRANTOR(S) Wells Fargo Home Mortgage, Inc. for and in consideration of ~~ten dollars~~ and other good and valuable consideration (\$18,700.00), in hand paid, grants, bargains, sells, conveys, and confirms to:

James Christopher Marsden

****EIGHTEEN THOUSAND SEVEN HUNDRED DOLLARS AND NO/100THS (\$18,700.00)**
the following described real estate, situated in the County of Klamath, State of ~~Washington~~ **Oregon**

The Westerly 68 feet of Lot 6 in Block 3 of FAIRVIEW 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.

Situate in the County of Klamath, State of Oregon.

SUBJECT TO:

Easements, restrictions, covenants, reservations, conditions and agreements, if any, of record.

GRANTEES' ACCEPTANCE OF THIS DEED IS ATTACHED HERETO AS EXHIBIT " " WHICH BY THIS REFERENCE IS MADE A PART HEREOF.

Assessor's Property Tax Parcel Account Number(s): R302318

The Grantor(s) for and for successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor(s) and not otherwise, will forever warrant and defend the said described real estate.

Dated: April 2, 2003

Wells Fargo Home Mortgage, Inc.

By: _____

Ami Curtis
Assistant
Vice President



STATE OF Maryland }
County of Fredenick } SS:

I certify that I know or have satisfactory evidence that Ami L. Curtis
is/are the person(s) who appeared before
me, and said person(s) acknowledged that _____ signed this instrument, on oath stated
is/are authorized to execute the instrument and acknowledge it as the Asst. Mgr
President of Wells Fargo Home Mortgage, Inc.
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: April 9, 2003 Ami L. Curtis

Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____
AMEER TAREQ
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 10, 2005

EXHIBIT "A "

By accepting this Special Warranty Deed, Grantees herein acknowledge that they have had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty of representation, either express or implied and is on an "AS IS" and "WHERE IS" basis.


