

1st 164661

Vol M03 Page 82686

## WARRANTY DEED

State of Oregon, County of Klamath  
 Recorded 11/06/03 11:03 a m  
 Vol M03 Pg 82686-87  
 Linda Smith, County Clerk  
 Fee \$ 26<sup>00</sup> # of Pgs 2

8322684

**KNOW ALL MEN BY THESE PRESENTS THAT** Wells Fargo Home Mortgage, Inc., hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by The Secretary of Housing and Urban Development, his successors in interest or assigns c/o Golden Feather Realty Services, 1600 Sacramento Inn Way, Suite 220, Sacramento, CA 95815, as such, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 8, Block 109, Buena Vista Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon.

To have and to hold the same unto the said grantee and grantee's heirs, successors and assigns forever, and said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

EXCEPT: - General Taxes, together with interest and penalty, if any; AND - Easements, Restrictions, Covenants or Conditions imposed by instrument or contained on the face of the plat, if any;

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 58,398.62.  
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and individuals.

THIS INSTRUMENT WILL 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 APPROVED USES.

## WARRANTY DEED

Wells Fargo Home Mortgage, Inc.

Grantor

to

The Secretary of Housing and Urban Development c/o Golden Feather Realty Services, 1600 Sacramento Inn Way, Suite 220, Sacramento, CA 95815

Grantee

Herman, Anthony and Cindy L./7023.26733

After recording return to:

Northwest Trustee Services, PLLC

Attention: Kathy Taggart

P. O. Box 4143

Bellevue, WA 98009-4143

Mail tax statements to:

Dept. of Housing and Urban Development

C/o Golden Feather Realty Services, Inc.

1600 Sacramento Inn Way, Suite 220

Sacramento, CA 95815

82687

Effective this 31<sup>st</sup> day of October, 20 03. If a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other persons duly authorized to do so by order of its board of directors.

Wells Fargo Home Mortgage, Inc.




David E. Fennell and/or Lance E. Olsen

Its Attorney-in-Fact for Wells Fargo Home Mortgage, Inc. by Power of Attorney recorded August 2, 2002 under Klamath County, Oregon Auditor's Vol. M02 Page 4443

State of Washington )  
County of King ) ss.

This instrument was acknowledged before me on 10-31-03 by David E. Fennell as Attorney-in-fact of Wells Fargo Home Mortgage, Inc..

  
Notary signature  
My commission expires: 2-16-05

