

04 JAN 14 PM 3:30

WTC - 59907 US

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RECORDING COVER SHEET

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State of Oregon, County of Klamath
Recorded 01/14/2004 3:31 p m
Vol M04 Pg 2370-73
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

After Recording Return To:

DEBI VIOLETTE
54732 HUNTINGTON ROAD
SUNRIVER, OR 97707

1. Name(s) of the Transaction(s):

WELLS FARGO BANK OF MINNESOTA, N.A., AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF 2/28/01, SERIES 2001-A. (GRANTOR)

DEBI VIOLETTE (GRANTEE)

warranty deed

2. Direct Party (Grantor):

WELLS FARGO BANK OF MINNESOTA, N.A., AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF 2/28/01, SERIES 2001-A.

3. Indirect Party (Grantee):

DEBI VIOLETTE

4. True and Actual Consideration Paid:

\$16,000.00

5. Legal Description:

SEE ATTACHED EXHIBIT "A"

36.00 AM

02371

After recording return to:

DEBI VIOLETTE
54732 HUNTINGTON ROAD
SUNRIVER, OR 97707

Until a change is requested all
tax statements shall be sent to
The following address:

DEBI VIOLETTE
54732 HUNTINGTON ROAD
SUNRIVER, OR 97707

Esrow No. MT59907-MS

SPECIAL WARRANTY DEED

WELLS FARGO BANK OF MINNESOTA, N.A., AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF 2/28/01, SERIES 2001-A, Grantor(s) hereby grant, bargain, sell, warrant and convey to DEBI VIOLETTE, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

152818

2499-030AC-02000

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

SEE EXHIBIT "B" FOR RESERVATIONS AND EXCEPTIONS

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

The true and actual consideration for this conveyance is \$16,000.00.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Subject to all conditions, restrictions, covenants and easements of record.

Signed this 13th day of January, 2004.

WELLS FARGO BANK OF MINNESOTA, N.A., AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF 2/28/01, SERIES 2001-A

BY: Deborah Kauf
Authorized signer

State of NC
County of Wake

This instrument was acknowledged before me on January 13, 2004 by WELLS FARGO BANK OF MINNESOTA, N.A. AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF 2/28/01, SERIES 2001-A, BY Deborah Kaufman ITS AUTHORIZED SIGNATOR.

Mae Harrington
(Notary Public)

My commission expires _____



A portion of the SW1/4 NE1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the corner common to Sections 19, 20, 29 and 30, Township 24 South, Range 9 East of the Willamette Meridian, and running South 87° 41 1/2' West 1,722.76 feet, more or less, to a point on the Westerly right of way line of the Dalles-California Highway; thence South 15° 34' West 450.0 feet along said Westerly right of way line; thence North 74° 26' West 80 feet; thence South 15° 34' West 1,021.26 feet to the TRUE POINT OF BEGINNING; thence South 74° 26' East 80 feet; thence North 15° 34' East 70 feet; thence North 74° 26' West 80 feet; thence South 15° 34' West 70 feet, to the true point of beginning.

EXHIBIT "B"
RESERVATIONS AND EXCEPTIONS

The Following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor), that affect the Property and any portion(s), thereof;
- (5) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property.