

2008-013885

Klamath County, Oregon



00054460200800138850020028

10/08/2008 03:24:09 PM

Fee: \$26.00

WARRANTY DEED

0197266786

KNOW ALL MEN BY THESE PRESENTS THAT Wells Fargo Bank, N.A., 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 Harrington, Moran & Barksdale, Inc. 20829 72nd Ave. South, Suite 115, Kent, WA 98032, 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 45, Block 1, Tract No. 1098, Split Rail Ranchos, according to the Official Plat thereof on file in the office of the Clerk of Klamath County, Oregon. Includes a 2005 Karsten Manufactured home 27x44, X # 06-103 Serial # 26755.

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 \$111,155.88. 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930

WARRANTY DEED

Wells Fargo Bank, N.A.

Grantor

to

The Secretary of Housing and Urban Development c/o Harrington, Moran & Barksdale, Inc. 20829 72nd Ave. South, Suite 150, Kent, WA 98032.

Grantee

RAMIREZ, KATRINA M./7023.13523

After recording return to:

Northwest Trustee Services, Inc.

Attention: Post Sale Dept.

P. O. Box 997

Bellevue, WA 98009-0997

Mail tax statements to:

Harrington, Moran & Barksdale, Inc.

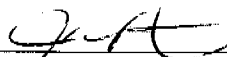
20829 72nd Ave. South, Suite 150

Kent, WA 98032.

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Effective this 7th day of October, 2005. 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 Bank, N.A.


By: Jeff Stenman, Attorney in Fact by Power of Attorney
Recorded 7/29/2004 in Klamath County, Vol. M04, Page 49801

State of Washington)
) ss.
County of King)

This instrument was acknowledged before me on 10-7-05 by Jeff Stenman as Atty-in-Fact of Wells Fargo Bank, N.A..


Notary signature
My commission expires: 2/23/07

