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THIS SPA

01/23/2009 03:19:12 PM

Fee: \$26.00



After recording return to:
James C. Miller and Eleanor M. Miller
4824 Lombard Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
James C. Miller and Eleanor M. Miller
4824 Lombard Drive
Klamath Falls, OR 97603

File No.: 7072-1306762 (LLS)
Date: January 09, 2009

STATUTORY SPECIAL WARRANTY DEED

Wells Fargo Bank, N.A., Grantor, conveys and specially warrants to **James C. Miller and Eleanor M. Miller**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 7, BLOCK 5, TRACT NO. 1126, FIRST ADDITION TO FERNDAL, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$130,000.00**. (Here comply with requirements of ORS 93.030)

File
2/2

APN: R568923

Statutory Special Warranty Deed
- continued

File No.: 7072-1306762 (LLS)
Date: 01/09/2009

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 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. 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 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 16th day of January, 20 09.

Wells Fargo Bank, N.A.

By: _____

NICOLE ROBINSON
Vice President Loan Documentation



STATE OF Iowa)

County of Polk) ss.

This instrument was acknowledged before me on this 16th day of January, 20 09
by Nicole Robinson as _____ of
Wells Fargo Bank, N.A., on behalf of the .

Regill

Notary Public for
My commission expires:

