

2009-002993

Klamath County, Oregon



00061648200900029930020022

WARRANTY DEED

02/27/2009 11:28:49 AM

Fee: \$26.00

1st 1278008

KNOW ALL MEN BY THESE PRESENTS THAT Wells Fargo Bank, NA, 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:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 36, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST BOUNDARY OF PATTERSON STREET, SAID POINT BEING NORTH 89 DEGREES 55' EAST A DISTANCE OF 1345.2 FEET AND NORTH 0 DEGREES 16' A DISTANCE OF 1587.6 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE NORTH 89 DEGREES 39 1/2'; EAST PARALLEL WITH EBERLEIN AVENUE, A DISTANCE OF 125.0 FEET; THENCE NORTH 0 DEGREES 16' WEST PARALLEL WITH PATTERSON STREET A DISTANCE OF 100.0 FEET; THENCE SOUTH 89 DEGREES 39 1/2' WEST PARALLEL WITH EBERLEIN AVENUE A DISTANCE OF 125.0 FEET TO THE EAST BOUNDARY OF PATTERSON STREET; THENCE SOUTH 0 DEGREES 16' EAST ALONG THE EAST BOUNDARY OF PATTERSON STREET, A DISTANCE OF 100.0 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

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 \$145,731.89. 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, NA

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

NOEL, DAYTON and BETH/7023.17692

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.

FLV


Effective this 19th day of February, 20 09. 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, NA


By: Jeff Stenman, Attorney in Fact by Power of Attorney
Recorded 7/26/2004 in Klamath County, Vol. M04 Page 49801

State of Washington)
) ss.
County of King)

This instrument was acknowledged before me on 2-19-09 by Jeff Stenman as Atty-in-Fact of Wells Fargo Bank, NA.


Notary signature
My commission expires: 2/23/09

