After recording return to: Calvin Jenkins and Joan Jenkins

2009-007782 Klamath County, Oregon



Until a change is requested, all tax statements shall be sent to the following address: Calvin and Joan Jenkins 4748 Driftwood Drive Klamath Falls, OR 97603

06/04/2009 02:57:23 PM

Fee: \$21.00

S+ 1347773

Statutory Special Warranty Deed

Wachovia Bank, National Association, Grantor, conveys and warrants to Calvin Jenkins and Joan Jenkins, Grantee, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein:

Lot 9 in Block 7, Tract No. 1035-Gatewood, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Property Id. No.: R569851

This property is free of encumbrances, EXCEPT: Title exceptions 1-8 as reflected in Title Commitment No. 7029-1347773 dated February 2, 2009.

The true consideration for this conveyance is One Hundred Twenty Eight Thousand and No/100 (\$128,000.00) and other valuable consideration.

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, 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, CHAPTER 424, OREGON LAWS 2007.
Date: May \mathcal{Q}_{\perp} , 2009
Wachovia Bank, National Association
ON THE NA Dame
BY: Christina M. Dorsa
Wells Fargo Bank, N.A. VP Loan Documentation
Its Attorney-in-Fact
and the same of th
STATE OF California San Bernardino
County of
Christina M. Dorsa
On this 2 day of May, 2009, personally appeared before me Christina M. Dorsa
known to me to be the individual who executed the foregoing instrument as Attorney in Fact for
Wachovia Bank, National Association, and acknowledged that he/she signed the same as his/her free and
voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned,
and on oath states that the Power of Attorney authorizing the execution of this instrument has not been
Given under my hand and official seal the day and year land and written
Given under my hand and official seal the day and year lackmaye Moritien 1



Notary Public name printed: S.L. Hunt in and for: San Bernardino Residing at: My commission expires: August 3, 2012