

2009-007782

Klamath County, Oregon

After recording return to:

Calvin Jenkins and Joan Jenkins



00067228200900077820010012

06/04/2009 02:57:23 PM

Fee: \$21.00

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

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 29, 2009

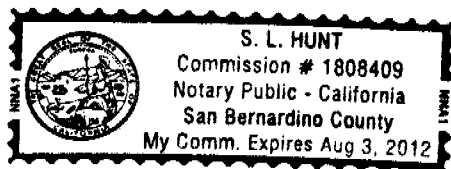
Wachovia Bank, National Association

BY: Christina M. Dorsa Christina M. Dorsa
Wells Fargo Bank, N.A. VP Loan Documentation
Its Attorney-in-Fact

STATE OF California
County of San Bernardino

On this 29 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 revoked and that the said principal is now living and is not incompetent.

Given under my hand and official seal the day and year last above written.



Notary Public name printed:

S.L. Hunt

in and for:

Residing at: San BernardinoMy commission expires: August 3, 2012

F21-