

2009-009043

Klamath County, Oregon



00068763200900090430030030

07/01/2009 02:39:23 PM

Fee: \$31.00



After recording return to:
Joyce M. Loftis
22770 Sprague River Road
Chiloquin, OR 97624

Until a change is requested all tax statements
shall be sent to the following address:

Joyce M. Loftis
22770 Sprague River Road
Chiloquin, OR 97624

File No.: 7072-1388119 (LLS)

Date: April 14, 2009

STATUTORY SPECIAL WARRANTY DEED

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

This property is free from liens and encumbrances, EXCEPT: see attached Exhibit "A"

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.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$174,000.00**. (Here comply with requirements of ORS 93.030)

APN: R324081

Statutory Special Warranty Deed
- continued

File No.: 7072-1388119 (LLS)
Date: 04/14/2009

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 15th day of April, 2009.

Wells Fargo Bank, N.A.

Janene Brennan
By: Wells Fargo Bank, N.A., Attorney in
Fact

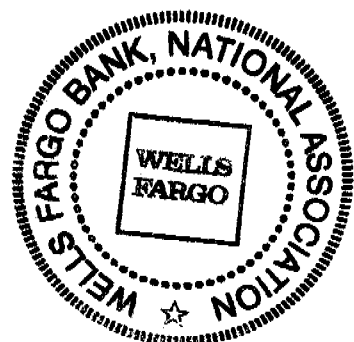
JANENE BRENNAN
Vice President Loan Documentation

STATE OF Oregon Iowa)
)ss.
County of Klamath Polk)

**BY JANENE BRENNAN, VICE PRESIDENT OF LOAN DOCUMENTATION, This instrument was acknowledged before me on this 15 day of April, 2009
** ~~xx~~ Wells Fargo Bank, N.A. as Attorney in Fact of Wells Fargo Bank, N.A., on behalf of the .



Mark Hansen
Notary Public for Iowa
My commission expires: 04/02/2012



APN: R324081

Statutory Special Warranty Deed
- continued

File No.: 7072-1388119 (LLS)
Date: 04/14/2009

EXHIBIT A

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

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN SECTION 3, TOWNSHIP 36 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH ALONG THE WEST SECTION LINE A DISTANCE OF 1320 FEET; THENCE EAST 660 FEET; THENCE SOUTH 57° 30' EAST TO THE WEST LINE OF THE SPRAGUE RIVER; THENCE SOUTHERLY, FOLLOWING THE WESTERLY LINE OF SAID SPRAGUE RIVER TO THE SOUTH LINE OF SAID SECTION 3; THENCE WEST ALONG THE SOUTH LINE OF SECTION 3 TO THE POINT OF BEGINNING. ALSO THE SOUTHERLY 660 FEET OF SAID SECTION 3 LYING WEST OF THE SPRAGUE RIVER HIGHWAY AND EAST OF THE SPRAGUE RIVER.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.