

2009-013703

Klamath County, Oregon



00074358200900137030020025

10/21/2009 02:56:41 PM

Fee: \$42.00

**WARRANTY DEED**

151 1320873

**KNOW ALL MEN BY THESE PRESENTS THAT** Wells Fargo Bank, N.A., 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 72<sup>nd</sup> 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:

THE NORTH 60 FEET OF TRACT NO. 52, PLEASANT HOME TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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 \$104,464.55.

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, N.A.  
Grantor  
to

The Secretary of Housing and Urban Development c/o Harrington, Moran & Barksdale, Inc. 20829 72<sup>nd</sup> Ave. South, Suite 150, Kent, WA 98032.

Grantee  
BIRDWELL, TOBY F. and JACKIE R. aka JACQUELINE RAE/7023.19616

**After recording return to:**

Northwest Trustee Services, Inc.  
Attention: Post Sale Dept.  
P. O. Box 997  
Bellevue, WA 98009-0997

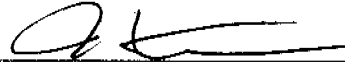
**Mail tax statements to:**

Harrington, Moran & Barksdale, Inc.  
20829 72<sup>nd</sup> Ave. South, Suite 150  
Kent, WA 98032.

F42-

Effective this 16th day of October, 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, N.A.



By: Jeff Stenman, Attorney in Fact by Power of Attorney  
Recorded 5/26/2006 in Klamath County, #M06-10740

State of Washington                     )  
  ) ss.  
County of King                         )

This instrument was acknowledged before me on 10-16-09 by JEFF STENMAN as Atty-in-Fact of Wells Fargo Bank, N.A..



Notary signature  
My commission expires: 2/23/2013

