

2010-003252

Klamath County, Oregon



00081187201000032520030031

WARRANTY DEED

03/12/2010 02:55:34 PM

Fee: \$47.00

1st 1414685

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, its successors and/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:

SEE ATTACHED LEGAL DESCRIPTION

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 \$113,463.98. 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 72nd Ave. South, Suite 150, Kent, WA 98032.

Grantee

WALTERS, DARRELL and VALERIE/7023.03972

After recording return to:

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

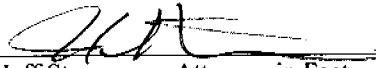
Mail tax statements to:

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

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Effective this 10th day of March, 20 10. 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.

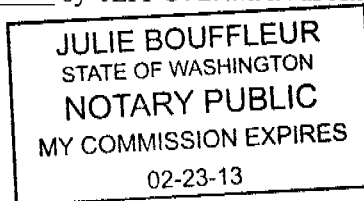
Wells Fargo Bank, N.A.


By: Jeff Stenman as Attorney in Fact

State of Washington)
) ss.
County of King)

This instrument was acknowledged before me on 3-10-10 by JEFF STENMAN as Atty-in-Fact of Wells Fargo Bank, N.A..


Notary signature
My commission expires: 2/23/2013



LEGAL DESCRIPTION

REAL PROPERTY IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS: A TRACT OF LAND BEING THE S 1/2 OF PARCEL C AS SHOWN ON SURVEY NO. 3376, AS RECORDED IN THE OFFICE OF THE KLAMATH COUNTY SURVEYOR, SAID TRACT SITUATED IN THE S 1/2 SE 1/4 OF SECTION 7, AND THE N 1/2 NE 1/4 OF SECTION 18, ALL IN TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF UHRMAN ROAD, SAID POINT BEING NORTH 89 DEGREES 43' 12" WEST 365.16 FEET AND NORTH 31 DEGREES 46' 03" WEST 233.14 FEET FROM THE CORNER COMMON TO SECTION 7, 8, 17 AND 18 OF SAID TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE WEST 689.18 FEET; THENCE SOUTH 21 DEGREES 29' 00" EAST 657.17 FEET; THENCE SOUTH 89 DEGREES 11' 24" EAST 834.56 FEET TO A 5/8 INCH IRON PIN ON THE WESTERLY RIGHT OF WAY LINE OF SAID UHRMAN ROAD; THENCE NORTH 31 DEGREES 46' 03" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 500.00 FEET; THENCE NORTH 89 DEGREES 43' 12" WEST 364.53 FEET; THENCE NORTH 31 DEGREES 46' 03" WEST 141.24; THENCE SOUTH 89 DEGREES 43' 12" EAST 364.53 FEET TO A 5/8 INCH IRON PIN ON THE SAID WESTERLY RIGHT OF WAY LINE; THENCE NORTH 31 DEGREES 46' 03" WEST 91.90 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON SAID SURVEY NO. 3376.