

2010-005236

Klamath County, Oregon



00083509201000052360010015

05/04/2010 09:23:16 AM

Fee: \$37.00

After Recording return to:

WELLS FARGO BANK, N.A.,  
SUCCESSOR TRUSTEE OF THE  
THOMAS G. HOATSON LIVING TRUST  
P.O. Box 3075  
Portland, OR 97208

Send tax statements to:

PAUL FAIRCLO  
c/o RICHARD FAIRCLO, POA  
33 Lokelau Place  
Haiku, HI 96708-5069

Grantor's Name and Address:

WELLS FARGO BANK, N.A., SUCCESSOR TRUSTEE  
OF THE THOMAS G. HOATSON LIVING TRUST  
PO Box 3075  
Portland, Oregon 97208

Grantee's Name and Address:

PAUL FAIRCLO  
c/o RICHARD FAIRCLO, POA  
33 Lokelau Place  
Haiku, HI 96708-5069

The true Consideration for this conveyance is Zero Dollars [\$0].

**BARGAIN AND SALE DEED**

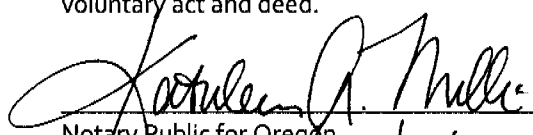
WELLS FARGO BANK, N.A., SUCCESSOR TRUSTEE OF THE THOMAS G. HOATSON LIVING TRUST, DATED JUNE 26, 2006, GRANTOR, conveys to PAUL H. FAIRCLO, INITIAL TRUSTEE OF THE PAUL FAIRCLO TRUST DATED MARCH 3, 2009, GRANTEE, the following described real property located in Klamath County, Oregon, commonly known as 911 Walnut Avenue, 915 Walnut Avenue and 917 Walnut Avenue, Klamath Falls, Oregon, Tax Account No. RE0105933:

**Lots 11, 12 13 and 14, Block 3, CANAL ADDITION TO THE CITY OF  
KLAMATH FALLS, according to the official plat thereof on file in the office  
of the Clerk of Klamath County, Oregon**

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

STATE OF OREGON                     )  
   ) ss.  
County of Multnomah                 )

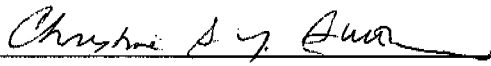
This instrument was acknowledged before me on  
April 21, 2010, by Beverly Brandon  
and Christine S.Y. Sutton as Assistant Vice Presidents  
of WELLS FARGO BANK, N.A., Trustee, as its  
voluntary act and deed.

  
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Notary Public for Oregon  
My commission expires: 9/27/13



WELLS FARGO BANK, N.A., SUCCESSOR TRUSTEE  
OF THE THOMAS G. HOATSON LIVING TRUST

By:   
Beverly Brandon, Assistant Vice President

By:   
Christine S.Y. Sutton, Assistant Vice President