

2010-010279

Klamath County, Oregon



00089484201000102790020021



After recording return to:  
Susan M. Stevenson and Lloyd D.  
Stevenson  
2711 Crater Street  
Klamath Falls, OR 97601

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

Susan M. Stevenson and Lloyd D.  
Stevenson  
2711 Crater Street  
Klamath Falls, OR 97601

File No.: 7072-1553243 (LLS)

Date: August 25, 2010

THIS SPACE

08/30/2010 02:59:59 PM

Fee: \$42.00

1st 1553243

### STATUTORY SPECIAL WARRANTY DEED

**Wells Fargo Financial Oregon, Inc., an Oregon corporation**, Grantor, conveys and specially warrants to **Susan M. Stevenson and Lloyd D. Stevenson**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

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

**LOT 8 IN BLOCK 5 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY  
CLERK OF KLAMATH COUNTY, OREGON.**

**This property is free from liens and encumbrances, EXCEPT:**

1. The 2010/2011 Property Taxes, a lien not yet payable.
2. 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.

The true consideration for this conveyance is **\$60,000.00**. (Here comply with requirements of ORS 93.030)

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 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 25<sup>th</sup> day of August, 2010.

Wells Fargo Financial Oregon, Inc., an Oregon corporation

[Signature]  
By: Kelle Capristo, Vice Pres.

STATE OF Idaho )  
 )ss.  
County of POUL )

This instrument was acknowledged before me on this 25<sup>th</sup> day of August, 2010 by Kelle Capristo as Vice President of Wells Fargo Financial Oregon, Inc., on behalf of the corporation.

[Signature]  
Notary Public for  
My commission expires:

1-8-13

