

1st 1650982

2011-003885

Klamath County, Oregon



After recording return to:  
Johnathon M. Lee  
4929 Sumac Court  
Klamath Falls, OR 97603

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

Johnathon M. Lee  
4929 Sumac Court  
Klamath Falls, OR 97603

File No.: 7072-1650982 (LLS)

Date: February 03, 2011

THIS SPACE



00099330201100038850020028

03/22/2011 02:52:39 PM

Fee: \$42.00

## STATUTORY SPECIAL WARRANTY DEED

**Wells Fargo Financial Oregon, Inc., an Oregon corporation**, Grantor, conveys and specially warrants to **Johnathon M. Lee**, 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 1 IN BLOCK 2 OF TRACT 1008 KNOWN AS BANYON PARK, 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. 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 **\$90,000.00**. (Here comply with requirements of ORS 93.030)

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

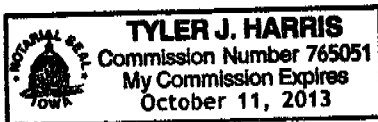
Dated this 4<sup>th</sup> day of Feb., 2011.

Wells Fargo Financial Oregon, Inc., an Oregon corporation

Kelle Capristo  
By: Kelle Capristo  
Vice President

STATE OF IA )  
County of Polk ) ss.  
)

This instrument was acknowledged before me on this 4<sup>th</sup> day of Feb, 2011 by Kelle Capristo as Vice President of Wells Fargo Financial Oregon, Inc., on behalf of the corporation.



Tyler J. Harris  
Notary Public for Polk Co, IA  
My commission expires: 10-11-2013