

1st 1691984

2011-004924
Klamath County, Oregon



00100574201100049240020025



After recording return to:
Lyle E. Hall and Kitty Hall
906 N 6th St
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Lyle E. Hall and Kitty Hall
906 N 6th St
Klamath Falls, OR 97601

File No.: 7072-1691984 (LLS)
Date: March 24, 2011

THIS SPACE

04/18/2011 03:27:58 PM

Fee: \$42.00

STATUTORY SPECIAL WARRANTY DEED

Wells Fargo Bank, N.A., a California corporation, Grantor, conveys and specially warrants to **Lyle E. Hall and Kitty Hall, husband and wife**, 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 10, BLOCK 13, FIRST 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. 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 **\$47,000.00**. (Here comply with requirements of ORS 93.030)

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APN: R368177


Statutory Special Warranty Deed
- continued

File No.: 7072-1691984 (LLS)
Date: 03/24/2011

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 29th day of March, 2011.

Wells Fargo Bank, N.A.,


By: JOSH FOREMAN
Vice President Loan Documentation

STATE OF Iowa)
)ss.
County of Dallas)

This instrument was acknowledged before me on this 29th day of March, 2011
by Josh Foreman as VP of Wells Fargo Bank, N.A.,
on behalf of the corporation.

Chad M. Kuhl

Notary Public for
My commission expires:

