

2011-009815

Klamath County, Oregon



00106618201100098150020025

08/29/2011 11:46:05 AM

Fee: \$42.00

MT091303

After Recording Return to:
PAUL MEURER
3979 HITCH BLVD
MOORPARK, CA 93021

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

STATUTORY WARRANTY DEED

WELLS FARGO BANK N.A., herein called grantor, convey(s) and warrant(s) to **PAUL MEURER**, herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described as:

Lots 7, 8 and 9 and the West 19 feet of Lot 10, Block 36, **FIRST ADDITION TO MILDLAND**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Also that portion of vacated Main Street which lies adjacent to the inures to said property described heretofore, vacated by Order to Vacate recorded February 11, 1981 in Volume M81 at Page 2111, Deed Records of Klamath County, Oregon

(Tax #)3908-036DA-03200-000

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$59,000.00.

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.

42947

Dated: August 23, 2011

WELLS FARGO BANK, N.A.

BY: _____

[Signature]

Janet B. Farmer
VP Loan Documentation

STATE OF California, County of San Bernardino) ss.

On August 23, 2011 personally appeared the above named WELLS FARGO BANK N.A. and acknowledged the foregoing instrument to be his/~~her~~/their voluntary act and deed.

Before me: [Signature]

Notary Public for California

My commission expires: 8-3-12

Official Seal

