

2012-000081

Klamath County, Oregon



00112160201200000810040046

01/05/2012 11:07:24 AM

Fee: \$52.00

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference - Escrow No. MT92073-MS
Title Order No. 0092073

Please print or type information.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) & 205.238:

Name: **National Residential Nominee Services Inc., FBO Capital Relocation Services**

Address: **10125 Crosstown Circle, Ste #380**

City, ST Zip: **Eden Prairie, MN 55344**

2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:

Document Title(s): Special Warranty Deed

3. DIRECT PARTY / GRANTOR Names and Addresses - Required by ORS 205.234(1)(b)

Seller Name & Address: **Robert W. Wetherell and Cathy A. Woods, 8117 Markgraf Lane, Klamath Falls, OR 97603**

4. INDIRECT PARTY / GRANTEE Names and Addresses - Required by ORS 205.234(1)(b)

Buyer Name & Address: **National Residential Nominee Services Inc., FBO Capital Relocation Services, 10125 Crosstown Circle, Ste #380, Eden Prairie, MN 55344**

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: **National Residential Nominee Services Inc., FBO Capital Relocation Services**

Address: **10125 Crosstown Circle, Ste #380**

City, ST Zip: **Eden Prairie, MN 55344**

6. TRUE AND ACTUAL CONSIDERATION - Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$400,000.00

529m

Grantor's Name and Address
Robert W. Wetherell and Cathy A. Woods
8117 Markgraf Lane
Klamath Falls, OR 97603

Grantee's Name and Address
After recording return to:

.....
.....
.....

Name, Address, Zip
Until a change is requested all tax statements shall be sent
to the following address.

.....
.....
.....

Name, Address, Zip

681863 46713

WARRANTY DEED - STATUTORY FORM (INDIVIDUAL)

Robert W. Wetherell and Cathy A. Woods, husband and wife

Grantor, conveys and warrants to
National Residential Nominee Services Inc.
of 10125 Crosstown Circle, Suite 380 Eden Prairie, MN 55344

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Attached Exhibit "A"

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. 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, 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.

Subject to and excepting: Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and Easements of Record, if any.

The true consideration for this conveyance is \$ 400,000 (Here comply with the requirements of ORS 93.030*).

Dated this 29th day of Nov, 2011, if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Robert W. Wetherell
Robert W. Wetherell

Cathy A. Woods
Cathy A. Woods

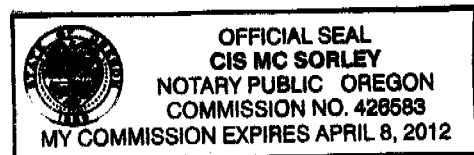
STATE OF OREGON
County of Klamath

)
)ss. November 29, 2011

Personally appeared on Robert W. Wetherell the above named Robert W. Wetherell
married (fill in marital status) and
acknowledged the foregoing instrument to be his/her voluntary act and deed.

Before me:

Cis Mc Sorley
Notary Public for Oregon
My commission expires: April 08, 2012



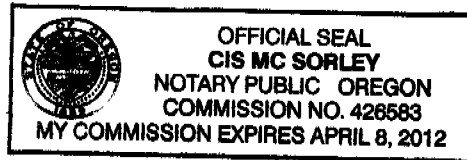
STATE OF OREGON
County of Klamath

)
)ss. November 29, 2011 Cathy A. Woods

Personally appeared on November 29, 2011 the above named Cathy A. Woods
married (fill in marital status) and
acknowledged the foregoing instrument to be his/her voluntary act and deed.

Before me:

Cis Mc Sorley
Notary Public for Oregon
My commission expires: April 08 2012



* If the consideration consists of or includes other property or value, add the following:
"The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration(indicate which)".

EXHIBIT A

Parcel 3 of Land Partition 40-04, said Land Partition being a partition of Parcel 3 of Land Partition 20-99, situated in the SE1/4 SW1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for road purposes as created by Land Partition 11-92.

AND TOGETHER WITH an easement for roadway and utilities as created by instrument recorded November 20, 1997 in Volume M97, page 38156, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH an easement created by instrument recorded March 8, 2004 in Volume M04, page 13084, Microfilm Records of Klamath County, Oregon and re-recorded March 11, 2004 in Volume M04, page 14108, Microfilm Records of Klamath County, Oregon.