

WTC 94091

RECORDING REQUESTED BY:
FIDELITY NATIONAL TITLE INSURANCE COMPANY

AND WHEN RECORDED MAILDEED AND TAX
STATEMENTS TO:
Wells Fargo Bank, N.A.
3476 Stateview Boulevard
MAC X7801-01D
Fort Mill, SC 29715
APN: 3908-012DA-02100-000

2012-007944

Klamath County, Oregon



00121478201200079440020022

07/20/2012 02:56:26 PM

Fee: \$42.00

120222/12

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Wells Fargo Bank, N.A. hereby **GRANTS, CONVEYS AND WARRANTS, FREE FROM ENCUMBRANCES to:**

The Secretary of Veterans Affairs, an Officer of the United States of America, and His/Her successors in such office located at 810 Vermont Avenue, NW, Washington, DC 20420, as such hereinafter called grantee

The following described property in the City of Klamath Falls, County of Klamath, State of OR:

LOT 13, TRACT 1283, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

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 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.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

The true and actual consideration paid is \$0.00.

Dated: This 11th day of July, 2012

Wells Fargo Bank, N.A.

Donald Cady, Jr.

Vice President of Loan Documentation

07/11/2012

4/2/12

State of South Carolina

County of YORK

The foregoing instrument was acknowledged before me this 11th day of July, 2012, by Donald Cady Jr, Vice President of Loan Documentation of Wells Fargo Bank, N.A., a national banking association, on behalf of the association.

Notary Public

Karmaleasha Denise Woods

My commission expires: 01-10-2018

