

1st 1902585

2012-011340

Klamath County, Oregon

10/12/2012 10:43:54 AM

Fee: \$52.00



After recording return to:
Jesus Yuste and Johnella Yuste
720 Riverside Dr
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Jesus Yuste and Johnella Yuste
720 Riverside Dr
Klamath Falls, OR 97601

File No.: 7072-1902585 (LLS)
Date: September 25, 2012

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED

Wells Fargo Bank, N.A., Grantor, conveys and specially warrants to **Jesus Yuste and Johnella Yuste, 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:

See Attached Exhibit A

This property is free from liens and encumbrances, EXCEPT:

1. The **2012-2013** Taxes, a lien not yet payable.
2. 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 **\$42,500.00**. (Here comply with requirements of ORS 93.030)

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 5th day of October, 2012.

Wells Fargo Bank, N.A.

Janet B. Farmer
By: Janet B. Farmer
VP Loan Documentation

STATE OF _____)
)ss.
County of _____)

This instrument was acknowledged before me on this _____ day of _____, 20____
by _____ as _____ of Wells Fargo Bank,
N.A., on behalf of the corporation.

**See Attached
California
Acknowledgment**

Notary Public for
My commission expires:

Janet B. Farmer

ACKNOWLEDGMENT

State of California
County of San Bernardino

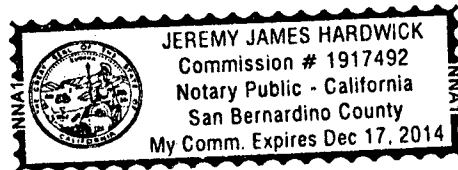
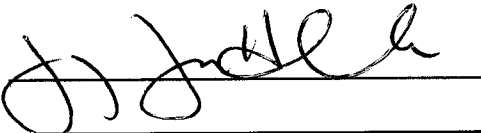
On October 5, 2012 before me, Jeremy James Hardwick, Notary Public
(insert name and title of the officer)

personally appeared Janet B. Farmer
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are
subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in
his/~~her~~/their authorized capacity(~~ies~~), and that by his/~~her~~/their signature(~~s~~) on the instrument the
person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

0408410866

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PORTIONS OF LOTS 3, E, F AND G, BLOCK 45, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF HIGH STREET 120 FEET DISTANT SOUTHWESTERLY FROM THE SOUTHEAST, OR MOST EASTERLY CORNER OF BLOCK 45 OF NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF HIGH STREET, 64.32 FEET; THENCE NORTHWESTERLY AND PARALLEL WITH TENTH STREET, 120 FEET; THENCE NORTHEASTERLY PARALLEL WITH HIGH STREET, 64.32 FEET; THENCE SOUTHEASTERLY AND PARALLEL WITH TENTH STREET, 120 FEET TO THE PLACE OF BEGINNING.