

2012-013612  
Klamath County, Oregon  
12/07/2012 09:54:40 AM  
Fee: \$47.00

THIS SPACE RESERVED FOR

*MTL 43613*  
After recording return to:  
Michael R. Beatty  
4608 Sturdivant Ave  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Michael R. Beatty  
4608 Sturdivant Ave  
Klamath Falls, OR 97603

Escrow No. ORDER # 2991980  
Title No. \_\_\_\_\_

SPECIAL-EM

### SPECIAL WARRANTY DEED

**Wells Fargo Bank, N.A.**, hereby grant, bargain, sell, warrant and convey to **Michael R. Beatty, a single man**, as Grantee(s) and grantee's heirs, successors and assigns the following described real property, free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain Trust Deed recorded **September 9, 2009**, Fee No. **2009-012066**, Klamath County Records, except as specifically set forth herein in the County of **Klamath** and State of Oregon, to wit

**Lot 2, Block 7, Tract No. 1025, Winchester, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**More commonly known as: 4608 Sturdivant Avenue, Klamath Falls, OR 97603**

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above-described encumbrances.

The true and actual consideration for this conveyance is **\$100,000.00**

**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**

*LT AMT*

**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.**

Wells Fargo Bank, N.A

By *Yvette Blatchford*  
Yvette Blatchford  
Its VP Loan Documentation

STATE OF: \_\_\_\_\_ )SS.  
COUNTY: \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012, by \_\_\_\_\_, the Grantor.

My Commission Expires:

See Attached  
California  
Acknowledgment

\_\_\_\_\_  
Notary Public

*JH/MP*

## ACKNOWLEDGMENT

State of California  
County of San Bernardino )

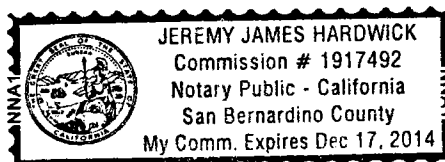
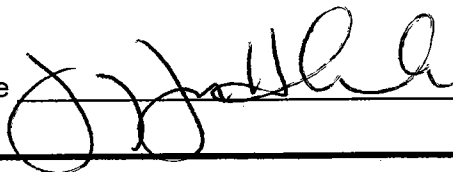
On October 31, 2012 before me, Jeremy James Hardwick, Notary Public  
(insert name and title of the officer)

personally appeared Yvette Blatchford  
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/hers/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)

0263867606