

1st
1980437

2013-000346
Klamath County, Oregon
01/09/2013 10:33:24 AM
Fee: \$47.00



After recording return to:
Todd L. Martin and Pennie K. Martin
5337 Indianwood Drive
Redding, CA 96001

Until a change is requested all tax
statements shall be sent to the
following address:
Todd L. Martin and Pennie K. Martin
5337 Indianwood Drive
Redding, CA 96001

File No.: 7072-1980437 (LLS)
Date: January 02, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED

Wells Fargo Bank, N.A., Grantor, conveys and specially warrants to **Todd L. Martin and Pennie K. Martin, 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:

Lot 385 Running Y Resort Phase 6, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. 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 **\$107,000.00**. (Here comply with requirements of ORS 93.030)

APN: R883716

Statutory Special Warranty Deed
- continued

File No.: 7072-1980437 (LLS)
Date: 01/02/2013

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 2 day of January, 2013.

Wells Fargo Bank, N.A.


By: Yvette Blatchford
Vice President of Loan Documentation

STATE OF _____)
County of _____) ss.

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:



State of California)

County of San Bernardino)

On January 2, 2013 before me, Jeremy James Hardwick, Notary Public,

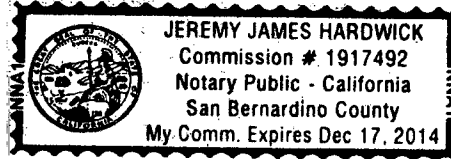
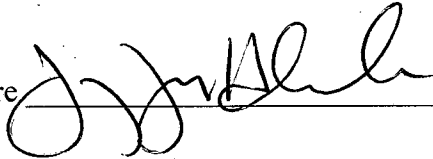
Personally appeared Yvette Blatchford,

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/~~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)

PAS#0408435105
4665 Marsh Hawk Lane
Klamath Falls, OR 97601