

2013-001497

Klamath County, Oregon

02/08/2013 02:25:58 PM

Fee: \$52.00

THIS SPACE RESERVED FOR

WTC 95253

After recording return to:

Wesley P. Alaniz and Amanda L. Alaniz

5667 Kellal Lane

Klamath Falls, OR 97603

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

Wesley P. Alaniz and Amanda L. Alaniz

5667 Kellal Lane

Klamath Falls, OR 97603

Escrow No. 3061390

Title No. 95253

SPECIAL-EM

SPECIAL WARRANTY DEED

Wells Fargo Bank, NA, hereby grant, bargain, sell, warrant and convey to **Wesley P. Alaniz and Amanda L. Alaniz**, as tenants by the entirety 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 21, 2009 and Recording No: 2009-012491, Klamath County Records, except as specifically set forth herein in the County of Klamath and State of Oregon, to wit

All that certain parcel of land in the County of Klamath, State of Oregon being known and designated as:

Lot 16, Tract 1439-Prairie Meadows, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax ID: 1893641

More commonly known as: 5667 KELLAL LANE, 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 **\$127,000.00**

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

520000

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

Wells Fargo Bank, NA

By *Yvette Blatchford*
Yvette Blatchford
Its VP Loan Documentation

STATE OF _____)SS.
COUNTY: _____

See attached

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

My Commission Expires: _____

See Attached
California
Acknowledgment

Notary Public

State of California)
County of San Bernardino)

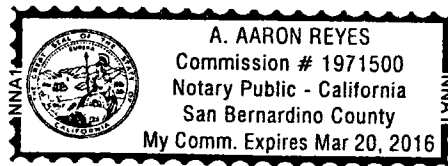
On December, 27th 2012 before me, A. Aaron Reyes, Notary Public
personally appeared Yvette Blatchford

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)

0263958282

Exhibit "A"

All that certain parcel of land in the County of Klamath, State of Oregon being known and designated as:

Lot 16, Tract 1439-Prairie Meadows, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon