

Recording REquested By  
ServiceLink

2013-002150  
Klamath County, Oregon  
02/26/2013 02:34:02 PM  
Fee: \$52.00

THIS SPACE RESERVED FOR RE

WTC 95723

After recording return to:

KENNETH DALE Kiest AND KELLIE JEAN  
SMITH Kiest TRUST  
4035 SCOTT VALLEY  
KLAMATH FALLS, OR 97601

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

KENNETH DALE Kiest AND KELLIE JEAN  
SMITH Kiest TRUST  
4035 SCOTT VALLEY  
KLAMATH FALLS, OR 97601

Escrow No. ORDER #3085375

Title No. \_\_\_\_\_

SPECIAL-EM

### SPECIAL WARRANTY DEED

**WELLS FARGO BANK, NA**, hereby grant, bargain, sell, warrant and convey to **KENNETH DALE Kiest AND KELLIE JEAN SMITH Kiest, TRUSTEES, OF THE RESTATED Kiest FAMILY REVOCABLE LIVING TRUST DATED FEBRUARY 10, 1998** 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 4, 2009 and Recording Document: 2009-011916, Klamath County Records, except as specifically set forth herein in the County of Klamath and State of Oregon, to wit

SEE EXHIBIT "A" ATTACHED

**Tax ID: 558220**

**More commonly known as: 5304 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 **\$78,000.00**

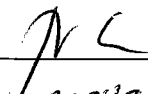
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF**

52 Pmt

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

WELLS FARGO BANK, NA

By:   
Hs: Richard Morf

By:   
Its: Maiani Defesus

STATE OF:

)SS.

COUNTY:

- attached -

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by \_\_\_\_\_, the Grantor.

My Commission Expires:

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

**California**

State of California )

County of Alameda )

On February 6, 2013 before me, Carol V. Collins, notary public,  
personally appeared Richard Morf, Asset Manager and  
Mellani De Jesus, Asset Specialist,

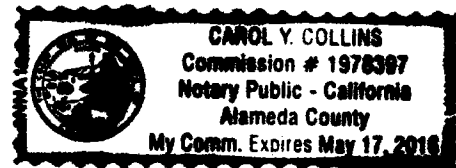
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)  
~~is/are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~  
executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~  
signature(s) on the 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 Carol V. Collins

(Seal)



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

Lot 59, LAMRON HOMES, , according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**PARCEL 2:**

A 15 foot strip of land situated in the S1/2 SW1/4 SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Southeast corner of Lot 59; Lamron Homes Subdivision, according to the duly recorded plat thereof; thence South 0° 07' East a distance of 15 feet to the South line of Section 11; thence North 89° 56' West along the South line of said Section 11 a distance of 85 feet; thence North 0° 07' West a distance of 15 feet to the Southwest corner of said Lot 59; thence South 89° 56' East along the South line of said Lot 59 a distance of 85 feet, more or less, to the point of beginning.