

2013-006283

Klamath County, Oregon



00137033201300062830040043

THIS SPACE

06/04/2013 11:10:14 AM

Fee: \$52.00

WTC 96996
After recording return to:

GARY W. SPRAY
1240 GREEN HAVEN DRIVE
OAKDALE, CA 95361

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

GARY W. SPRAY
1240 GREEN HAVEN DRIVE
OAKDALE, CA 95361

Escrow No. 3145355
Title No. 0096996

SPECIAL-EM

SPECIAL WARRANTY DEED

WELLS FARGO BANK, NA, hereby grant to **GARY W. SPRAY, A MARRIED MAN**, bargain, sell, warrant and convey to 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 November 7, 2006 and Recorded number: 2006-022290, 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: R3408-028B0-00101-000 and R3408-028A0-01601-000

More commonly known as: 7770 WATCHMAN COURT, CHILOQUIN, OR 97624

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 **\$39,000.00**

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

524mct

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 [Signature]
Its Yasenia Iglesias, Authorized Signer

By [Signature]
Its Natalia Trejos

STATE OF:

COUNTY:

SS.

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

My Commission Expires:

Notary Public

See Attached
Ack

California

State of California)

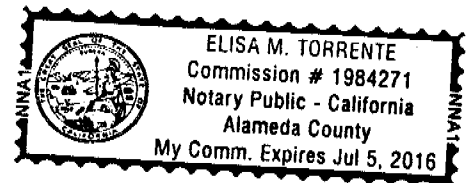
County of Alameda)

On May 24, 2013 before me, Elisa M. Torrente, a Notary Public
personally appeared Natalia Trejos & Yessenia Iglesias

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 Elisa M. Torrente

(Seal)

EXHIBIT A

PARCEL 1: That portion of the E1/2 of the NW1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon which lies North of the Sprague River Road.

PARCEL 2: That portion of the W1/2 of the SW1/4 of the NE1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which lies North of the Sprague River Road.

LESS AND EXCEPT that portion deeded to Dennis C. Abel and Patricia Abel January 18, 2006 in Volume M06, page 00968, Microfilm Records of Klamath County, Oregon.