

1st 2035407

After recording return to:  
Randy Moss  
8555 W Langell Valley Rd  
Bonanza OR 97623

2013-006652  
Klamath County, Oregon  
06/12/2013 03:21:40 PM  
Fee: \$47.00

Until a change is requested,  
all tax statements shall be sent  
to the following address:  
Randy Moss  
8555 W Langell Valley Rd  
Bonanza OR 97623

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**SPECIAL WARRANTY DEED  
(OREGON)**

**Wells Fargo Bank, NA , also known as Wachovia Mortgage, a division of Wells Fargo Bank, N.A., and formerly known as Wachovia Mortgage, FSB, formerly known as World Savings Bank, FSB** Grantor, conveys and specially warrant(s) to Randy Moss, Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

**Beginning on the West line of Lot A of Subdivision of Enterprise Tracts No. 24, Klamath County, Oregon, 600 feet South of the Northwest corner of said Lot A: thence South 75 feet; thence East 299.5 feet; thence North 75 feet; thence West 299.5 feet to the place of beginning.**

This property is free of all encumbrances created, 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 \$40,100.00.

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

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:

Wells Fargo Bank, NA., also known as Wachovia Mortgage, a division of Wells Fargo Bank, N.A., and formerly known as Wachovia Mortgage, FSB, formerly known as World Savings Bank, FS

By: DERRICK BEAMS  
Its: AUTHORIZED SIGNER

EA  
By Elizabeth Andrews  
Its: Authorized signer

STATE OF		)
		)ss.
County of		)

On \_\_\_\_\_ before me, \_\_\_\_\_  
personally appeared \_\_\_\_\_ as \_\_\_\_\_ of Wells  
Fargo Bank, N.A. and \_\_\_\_\_ as \_\_\_\_\_

*See Attached*

\_\_\_\_\_ of Wells Fargo Bank, N.A., who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the  
State of \_\_\_\_\_ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

	Notary Public for
	My commission expires:

**California**

State of California )

County of Alameda )

On June 5, 2013 before me, (Nancy M. Luke, Notary Public)  
personally appeared Derrick Reams and  
Elizabeth Andrews AS AUTHORIZED SIGNERS OF\*

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.

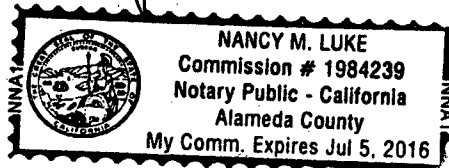
I certify under PENALTY OF PERJURY under the laws of the  
State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Nancy M. Luke

(Seal)



\*  
WELLS FARGO BANK, NA, ON BEHALF OF THE  
CORPORATION