

UTC 95619

2013-006901

Klamath County, Oregon

06/18/2013 02:53:46 PM

Fee: \$42.00

After recording return to:  
RCO Legal, P.C.  
Attn: **Michael Thornicroft**  
511 SW 10<sup>th</sup> Ave., Ste. 400  
Portland, OR 97205  
File No. **7023.56357**

Send Tax Statements To:  
Wells Fargo Bank, N.A.  
3476 Stateview Blvd.  
Fort Mill, SC, 29715

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### QUIT CLAIM DEED

Wells Fargo Bank, N.A., THE GRANTOR(S), for and in valuable consideration in hand paid in the amount of \$10.00, releases and quit claims to Federal Home Loan Mortgage Corporation, the Grantee, all right, title and interest in and to the following described real estate, situated in the County of Klamath, State of Oregon, together with all after acquired title of the Grantor(s) herein:

Parcel 1 of Land Partition 38-05, being a replat of the lot 19 of VICORY ACRES, situated in the NE 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Parcel Number: R511146

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (DEFINITIONS FOR ORS 195.300 TO 195.336), 195.301 (LEGISLATIVE FINDINGS) AND 195.305 (COMPENSATION FOR RESTRICTION OF USE OF REAL PROPERTY DUE TO LAND USE REGULATION) TO 195.336 (COMPENSATION AND CONSERVATION FUND) 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 (DEFINITIONS FOR ORS 92.010 TO 92.192) OR 215.010 (DEFINITIONS), TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST

4/2/13

PRACTICES, AS DEFINED IN ORS 30.930 (DEFINITIONS FOR ORS 30.930 TO 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (DEFINITIONS FOR ORS 195.300 TO 195.336), 195.301 (LEGISLATIVE FINDINGS) AND 195.305 (COMPENSATION FOR RESTRICTION OF USE OF REAL PROPERTY DUE TO LAND USE REGULATION) TO 195.336 (COMPENSATION AND CONSERVATION FUND) 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.

WELLS FARGO BANK, N.A.

By: Lenettra D. Smith  
Lenettra D. Smith  
Vice President of Loan Documentation  
Wells Fargo Bank, NA  
04/01/2013

State of South Carolina

County of York

The foregoing instrument was acknowledged before me this April 1<sup>st</sup>, 2013 by Lenettra D. Smith, Vice President of Loan Documentation; who is personally known [ ] or produced Drivers License as identification [ x ]; of Wells Fargo Bank, NA, a national banking association on behalf of the association.

Shelli Stout  
Notary Public  
My commission expires 08/21/2017

