

After recording return to:
Edwin Febus
RCO Legal, P.S.
13555 SE 36th St., Suite 300
Bellevue, WA 98006



2014-001256
Klamath County, Oregon
02/13/2014 12:55:54 PM
Fee: \$52.00

Mail Tax Statements to:
Secretary of Housing and Urban Development
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108

7023.87539/Zimmer, Debra A.

WARRANTY DEED
(Deed in Lieu)

Grantor, Wells Fargo Bank, N.A., conveys and specially warrants to the Secretary of Housing and Urban Development, his Successors and Assigns, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

Tax Parcel No. 3507-00200-00400-000

This property is free of liens and encumbrances, EXCEPT: subject to easements, conditions, reservations, covenants, agreements, restrictions, rights of way and declarations of record, if any.

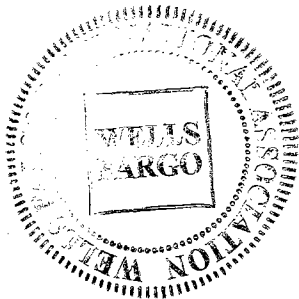
The Grantee by accepting and recording this Deed does not intend a merger of its interest under that certain Deed of Trust dated September 29, 2008, recorded on October 6, 2008, under File No. 2008-013745, records of Klamath County with the fee title herein conveyed to take place, and it is the intention of the parties that the property above-described shall remain subject to the lien of said Deed of Trust, which lien shall remain a first lien upon the property.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

The true consideration for this conveyance is \$0.00 and other property or value was either part or the whole consideration.

CONTINUED ON FOLLOWING PAGE

A handwritten signature in dark ink, appearing to be 'D. Zimmer'.



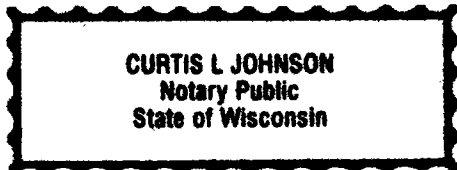
Wells Fargo Bank, N.A.

By: [Signature]
Name: Kathleen Wilson
Title: V.P.

STATE OF Wisconsin)
COUNTY OF Milwaukee) ss.:

I certify that I know or have satisfactory evidence that KATHLEEN WILSON is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the VICE PRESIDENT of Wells Fargo Bank, N.A. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 14TH day of JANUARY, 2013.



[Signature]
Printed Name: CURTIS L. JOHNSON
Notary Public in and for the State of WISCONSIN
residing at HARTFORD
My commission expires: 2/5/12

WARRANTY DEED

Wells Fargo Bank, N.A., Grantor
to
Secretary of Housing and Urban Development, his
Successors and Assigns, Grantee

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

That certain real property situated in Sections 1 and 2 of Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of the North 200 feet of the South 1438 feet of the W1/2 W1/2 NW1/4 of Section 1, and that portion of the E1/2 E1/2 NE1/4 of Section 2 that lays Easterly of the Chiloquin Ridge Road, and being more particularly described as follows:

Beginning at a point on the Section line common to said Sections 1 and 2, said point being North 00° 31' 52" East 1238.00 feet from the 1/4 corner common to Sections 1 and 2; thence Easterly parallel to the East – West centerline of said Section 1, 66.00 feet to a point; thence North 00° 31' 52" East 200.00 feet to a point; thence Westerly parallel to the East – West centerline of said Section 1, 66.00 feet to the Section line common to said Sections 1 and 2; thence South 89° 07' 05" West 169.65 feet to a point on the Easterly right of way line of the Chiloquin Ridge Road; thence South 00° 42' 52" West 200.02 feet along said right of way line to a point; thence North 89° 07' 05" East 170.29 feet to the point of beginning.

PARCEL 2:

The North 200 feet of the following described real property:

The South 1438 feet of the W1/2 W1/2 NW1/4 of Section 1 and that portion of the E1/2 E1/2 NE1/4 of Section 2 that lays Easterly of Chiloquin Ridge Road, all in Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM THE FOLLOWING:

Beginning at a point on the Section line common to said Sections 1 and 2, said point being North 00° 31' 52" East 1238.00 feet from the 1/4 corner common to Sections 1 and 2; thence Easterly parallel to the East – West centerline of said Section 1, 66.00 feet to a point; thence North 00° 31' 52" East 200.00 feet to a point; thence Westerly parallel to the East – West centerline of said Section 1, 66.00 feet to the Section line common to said Sections 1 and 2; thence South 00° 31' 52" West 200.00 feet to the point of beginning.