

MITC 991163

AFTER RECORDING RETURN TO:  
Shapiro & Sutherland, LLC  
1499 SE Tech Center Place, Suite 255  
Vancouver, WA 98683  
Telephone: (360) 260-2253  
S&S 12-109682  
FHA 431-519137

2014-009278

Klamath County, Oregon

09/05/2014 03:04:04 PM

Fee: \$47.00

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WELLS FARGO BANK, NA, whose address is 3476 Stateview Blvd, Fort Mill, South Carolina 29715, herein after called the grantor, for the consideration hereinafter stated, to grantor paid by Secretary of Housing and Urban Development, his Successors and Assigns, hereinafter called the grantee, does hereby bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditament and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 19 in Block 7 of THIRD ADDITION TO WINEMA GARDENS, according to the official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

And half of vacated public walkway adjacent to by Vacation Order recorded December 08, 1969 in Volume M69, Page 10125, records of Klamath County, Oregon.

more commonly known as: 6375 Climax Avenue, Klamath Falls, OR 97603

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except covenants, conditions, restrictions and easements of record and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00 (TEN DOLLARS). However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

SEND FUTURE TAX STATEMENTS TO:  
Secretary of Housing & Urban Development  
c/o Michaelson, Conner, and Boul, Inc.  
4400 Will Rogers Parkway, Suite 300  
Oklahoma City, OK 73108

CONSIDERATION AMOUNT: \$10.00

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In Witness Whereof, the grantor has executed this instrument this 5th day of March, in the year 2014; if a corporate grantor, it has caused its name to be signed and affixed by its officers or attorney-in-fact, duly authorized thereto by order of its board of directors.

WELLS FARGO BANK, NA

Tamara G. Garris

Name: Tamara G. Garris  
Title: Vice President Loan Documentation  
Wells Fargo Bank NA  
03/05/2014

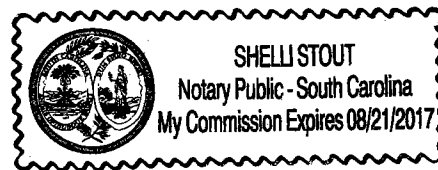
Lenetra D. Smith

Name: Lenetra D. Smith  
Title: Vice President Loan Documentation  
Wells Fargo Bank NA  
03/05/2014

State of South Carolina  
County of York

This foregoing instrument was acknowledged before me this 5th day of March, 2014 by Tamara G. Garris, Vice President Loan Documentation and Lenetra D. Smith, Vice President Loan Documentation ;who is personally known[ ] or produced Driver's License as identification[X]; of Wells Fargo Bank, N.A. a National Banking Association, on behalf of the Association.

Shell Stout  
Notary Public  
My Commission Expires 08/21/2017



Before signing or accepting this instrument, the person transferring fee title should inquire about the person's right, 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 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.

S&S # 12-109682