

2015-001474

Klamath County, Oregon

02/19/2015 09:21:27 AM

Fee: \$47.00

After recording return to:
Marcia Bailey
RCO Legal, P.S.
1587 Northeast Expressway
Atlanta, GA 30329

Mail Tax Statements to:
Federal Home Loan Mortgage Corporation
8200 Jones Branch Drive
McLean, VA 22102

208809/Barry L. Coslet and Lisa M. Coslet

WARRANTY DEED
(Deed in Lieu)

Grantor, Wells Fargo Bank, N.A., conveys and specially warrants to Federal Home Loan Mortgage Corporation, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

Lot 9, Block 40, Hillside Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with that portion of vacated alley which incurred thereto as evidenced by Ordinance 5626 recorded October 17, 1967 in Volume M67, Page 8055, Microfilm Records of Klamath County, Oregon.

Tax Parcel No.: 216359

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 April 14, 2006, recorded on May 16, 2006, under File No. M06-09854, 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

Wells Fargo Bank, N.A.

By: [Signature]
Name: JAMES GORMLEY
Title: VP OF LOAN DOCUMENTATION

STATE OF South Carolina
COUNTY OF York) ss.

I certify that I know or have satisfactory evidence that James Gormley 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 VP of Loan Documentation 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 9 day of Feb, 2015.

[Signature]
Printed Name: MEREITHA LILLEY
Notary Public in and for the State of South Carolina
residing at Fort Mill, SC York County
My commission expires: 11/5/2023

MEREITHA LILLEY
NOTARY PUBLIC
SOUTH CAROLINA

MY COMMISSION EXPIRES NOVEMBER 5, 2023

WARRANTY DEED

Wells Fargo Bank, N.A., Grantor
to
Federal Home Loan Mortgage Corporation, Grantee