

**2015-002445**

**Klamath County, Oregon**

**03/20/2015 09:32:29 AM**

**Fee: \$47.00**

**RECORDING COVER SHEET**

*(Please Print or Type)*

This cover sheet has been prepared by the person presenting the attached instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

**RECORDING COUNTY:**

Klamath County Oregon

**AFTER RECORDING RETURN TO:**

Pite Duncan, LLP  
621 SW Morrison St. Ste. 425  
Portland, OR 97205

**NAME OF THE TRANSACTION(S):**

Warranty Deed for Recording

**DIRECT PARTY / GRANTOR(S)** ORS 205.125(1)(b) and 205.160:

**Grantor:**

Wells Fargo Bank, N.A.  
7845 New Horizon Way  
Frederick, MD 21703-8388

**INDIRECT PARTY / GRANTEE(S)** ORS 205.125(1) and 205.160:

**Grantee:**

Federal Home Loan Mortgage Corporation  
5000 Plano Parkway  
Carrollton, TX 75010

**TRUE AND ACTUAL CONSIDERATION** ORS 93.030: Other value given as hereby duly recognized between the Grantor and Grantee.

**SEND TAX STATEMENTS TO:**

Wells Fargo Bank, N.A.  
7845 New Horizon Way  
Frederick, MD 21703-8388

Tax statements to:  
Wells Fargo Bank, N.A.  
7845 New Horizon Way  
Frederick, MD 21703

Original return to:  
Pite Duncan, LLP  
621 SW Morrison St., Ste. 425  
Portland, OR 97205

Space Above For Recorder's Use

## WARRANTY DEED

Grantor: Wells Fargo Bank, N.A., 3476 Stateview Blvd, Fort Mill SC 29715

Grantee: Federal Home Loan Mortgage Corporation (FHLMC), 5000 Plano Parkway, Carrollton, TX 75010

Grantor conveys and warrants to Grantee the following described real property, free of encumbrances except as specifically set forth herein:

LOT 20 AND THE EAST 15.4 FEET OF LOT 19, TOWNSEND TRACTS, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH  
COUNTY, OREGON.

commonly known as:

2732 Summers Lane, Klamath Falls, OR 97603

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.

The consideration for this conveyance is other value given, as hereby duly recognized between Grantor and Grantee.

Dated this 6<sup>th</sup> day of March, 2015.

WELLS FARGO BANK, N.A.

By: Kishia Givens

Kishia Givens

Vice President Loan Documentation

Wells Fargo Bank, NA

03/06/2015

State of South Carolina  
County of York

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of March, 2015 by Kishia Givens, Vice President Loan Documentation; on behalf of Wells Fargo Bank, N.A., a national banking association. Kishia Givens [ ] is personally known to me or [x] produced satisfactory evidence of identification.

Notary Public [Signature]

My commission expires 03/02/2017

