

1st 2006431

**2015-002921**

Klamath County, Oregon

04/01/2015 09:45:10 AM

Fee: \$47.00

**FORWARD RECORDED DEED TO:**

**RCO Legal, P.C.**

**Attention: Aaron Rabirotff**

**511 SW 10<sup>th</sup> Avenue, Suite # 400**

**Portland, Oregon 97205**

**Ref No.: 7023.501142/Louis**

**FORWARD TAX STATEMENTS TO:**

**Department of Veteran Affairs**

**c/o VRM, Attention: David Fitzgerald**

**VA-REO Property Tax**

**P.O. Box 11339**

**Carrollton, Texas 75011**

**SPECIAL WARRANTY DEED**

Wells Fargo Bank, N.A., *Grantor*, whose address is 3476 Stateview Boulevard, Fort Mill, South Carolina, 29715, conveys and specially warrants to The Secretary of Veterans Affairs, an officer of the United States of America, whose address is c/o Department of Veterans Affairs, VA Regional Loan Center, 155 Van Gordon Street, Lakewood, Colorado 80228, *Grantee*, the real property described below, free of encumbrances created or suffered by the Grantor except as specifically set forth herein, if any, and subject to easements, conditions, reservations, covenants, agreements, restrictions, rights of way and declarations of record, if any.

The consideration for this conveyance is \$10.00 and other property or value was either part or the whole consideration.

LOT 26, BLOCK 3, TRACT NO. 1035, GATEWOOD, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF  
KLAMATH COUNTY OREGON

Tax Parcel Number: R570527

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.

**Dated this 9th day of March, 2015.**

**Wells Fargo Bank, N.A.**

By: Ann Gleason Majors  
**Ann Gleason Majors**  
**Vice President Loan Documentation**  
**Wells Fargo Bank, NA**  
**03/09/2015**

*State of South Carolina*

*County of York*

*The foregoing instrument was acknowledged before me this 9th day of March, 2015, by Ann Gleason Majors, Vice President Loan Documentation; on behalf of Wells Fargo Bank, N.A., a national banking association. Ann Gleason Majors [ ] is personally known to me or [X] produced satisfactory evidence of identification.*

Notary Public [Signature]  
My commission expires 03/02/2017

