

**2015-003169**

**Klamath County, Oregon**

**04/07/2015 02:18:09 PM**

**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.: 7023.56008/Kennedy**

**FORWARD TAX STATEMENTS TO:**

**Wells Fargo Bank, N.A.  
1 Home Campus, MAC-X2302-04D  
Des Moines, Iowa 50328**

**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 Federal National Mortgage Association, aka FNMA, *Grantee*, whose address is 14221 Dallas Parkway, Suite 1000, Dallas, Texas, 75254, the real property described below, free of encumbrances created or suffered by the Grantor, except as specifically set forth herein.

The consideration for this conveyance is \$10.00.

LOT 19, BLOCK 17, TRACT NO. 1127, NINTH ADDITION TO SUNSET VILLAGE,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Property Tax ID Number: R-3909-012CA-06300-000

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 10<sup>th</sup> day of March, 2015.**

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

By: Meagan Allison Hess;  
Signature

**Meagan Allison Hess**

**Title: Vice President Loan Documentation**

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

**03/10/2015**

*State of South Carolina*

*County of York*

*The foregoing instrument was acknowledged before me this **March 10, 2015** by Meagan Allison Hess Vice President Loan Documentation; on behalf of Wells Fargo Bank, N.A., a national banking association. Meagan Allison Hess [ ] is personally known to me or [X] produced satisfactory evidence of identification.*

Notary Public Sheryl L. Hennika  
My commission expires 09/01/2016

