

**2015-003179**

**Klamath County, Oregon**

**04/08/2015 08:36:08 AM**

**Fee: \$47.00**

**FORWARD RECORDED DEED TO:**

**RCO Legal, P.C.**

**Attention: Aaron Rabirotf**

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

**Portland, Oregon 97205**

**Ref No.: 7023.59527/Masterson**

**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 true consideration for this conveyance is \$10.00.

Lot 94 of Moyina, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, Saving and Excepting therefrom the following described portion: Beginning at the Southwest corner of said Lot 94, thence North 85 degrees 39' East along the Southerly boundary of said lot, a distance of 125 feet to the Southeast corner of said lot; thence Northwesterly along the arc of a curve to left radius which is 628.34 feet, a distance of 8 feet; thence South 86 degrees 23' West 125 feet more or less to the point of beginning.

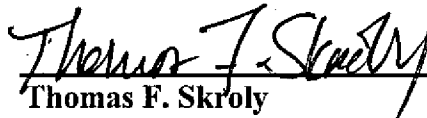
Property Tax ID Number: R453020

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 12th day of March, 2015.

Wells Fargo Bank, N.A. successor by merger to  
Wells Fargo Home Mortgage, Inc.



Thomas F. Skroly  
Vice President Loan Documentation  
Wells Fargo Bank, N.A.  
03/12/2015

State of South Carolina

County of York

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of March, 2015 by Thomas F. Skroly Vice President Loan Documentation on behalf of Wells Fargo Bank, N.A., a national banking association. Thomas F. Skroly [ ] is personally known to me or [X] produced satisfactory evidence of identification.

Notary Public 

My commission expires 03/12/2017

