

2015-003735

Klamath County, Oregon

04/21/2015 01:45:30 PM

Fee: \$47.00

FORWARD RECORDED DEED TO:

RCO Legal, P.C.

Attention: Aaron Rabirotff

511 SW 10th Avenue, Suite # 400

Portland, Oregon 97205

Ref No.: 7023.57883/Hammerich

FORWARD TAX STATEMENTS TO:

Wells Fargo Bank, N.A.

1 Home Campus, MAC-X2302-04D

Des Moines, Iowa 50328

QUIT CLAIM DEED

Wells Fargo Bank, N.A., *Grantor*, whose address is 3476 Stateview Boulevard, Fort Mill, South Carolina, 29715, releases and quitclaims to Federal Home Loan Mortgage Corporation, aka FHLMC, *Grantee*, whose address is 444 South Flower Street, 44th Floor, Los Angeles, California, 90071, *Grantee*, all right, title, and interest in the real property described below.

The true consideration for this conveyance is \$10.00.

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 40 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST BOUNDARY OF SAID SECTION 7, SAID POINT BEING SOUTH 00 DEGREES 12' 30" EAST, A DISTANCE OF 1474.00 FEET FROM THE 5/8 INCH IRON PIN MARKING THE NORTHWEST CORNER OF SAID SECTION 7: THENCE SOUTH 89 DEGREES 54' 30" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 26.70 FEET TO A 5/8 INCH IRON PIN ON THE EASTERLY BOUNDARY OF THE KLAMATH FALLS-MALIN HIGHWAY; THENCE CONTINUING SOUTH 89 DEGREES 54' 30" EAST A DISTANCE OF 957.88 FEET TO A 5/8 INCH IRON PIN; THENCE CONTINUING SOUTH 89 DEGREES 54' 30" EAST A DISTANCE OF 5.50 FEET TO THE CENTERLINE OF AN EXISTING IRRIGATION DITCH; THENCE SOUTH 16 DEGREES 07' 41" WEST ALONG THE CENTERLINE OF SAID DITCH A DISTANCE OF 425.04 FEET; THENCE NORTH 89 DEGREES 54' 30" WEST A DISTANCE OF 5.50 FEET TO A 5/8 INCH IRON PIN; THENCE CONTINUING NORTH 89 DEGREES 54' 30" WEST A DISTANCE OF 838.42 FEET TO A 5/8 INCH IRON PIN ON THE EASTERLY BOUNDARY OF KLAMATH FALLS-MALIN HIGHWAY; THENCE CONTINUING NORTH 89 DEGREES 54' 30" WEST A DISTANCE OF 26.60 FEET TO THE WEST LINE OF SAID SECTION 7; THENCE NORTH 00 DEGREES 12' 30" WEST ALONG THE WEST LINE OF SAID SECTION 7 A DISTANCE OF 408.50 FEET TO THE

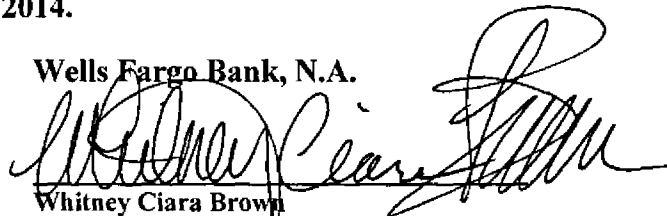
POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION DEEDED TO THE STATE OF OREGON BY AND THROUGH ITS STATE HIGHWAY COMMISSION IN VOLUME 232, PAGE 421, DEED RECORDS OF KLAMATH COUNTY, OREGON.

Property Tax ID Number: R96951

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 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 6TH day of December, 2014.

Wells Fargo Bank, N.A.



Whitney Ciara Brown
Vice President Loan Documentation
Wells Fargo Bank NA
12/06/2014

State of South Carolina
County of York

The foregoing instrument was acknowledged before me this 6TH day of December, 2014 by Whitney Ciara Brown, Vice President Loan Documentation; who is personally known [] or produced Driver's License as identification [X]; of Wells Fargo Bank, N.A. a national banking association, on behalf of the association.

Notary Public 

My Commission Expires 10.17.2018

