

2015-003744

Klamath County, Oregon

04/21/2015 03:20:30 PM

Fee: \$47.00

FORWARD RECORDED DEED TO:

RCO Legal, P.C.

Attention: Shawn Morgan

511 SW 10th Avenue, Suite # 400

Portland, Oregon 97205

Ref No.: 7023.501429 / Paulson

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, all right, title, and interest in the real property described below:

The consideration for this conveyance is \$10.00.

A PARCEL OF LAND SITUATED IN THE S ½ SE ¼ NW ¼ OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN MARKING THE SOUTHEAST CORNER OF THE SE ¼ NW ¼ OF SAID SECTION 11, SAID POINT BEING THE NORTHEAST CORNER OF "PERRY'S ADDITION TO LLOYDS TRACTS", SUBDIVISION; THENCE SOUTH 89 DEGREES 50' WEST ALONG THE SOUTH LINE OF THE S ½ SE ¼ NW ¼ OF SAID SECTION 11, SAID LINE BEING THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 201.90 FEET TO AN IRON PIN ON THE WESTERLY RIGHT OF WAY LINE OF HOPE STREET; THENCE NORTH 0 DEGREE 17' EAST ALONG SAID WESTERLY LINE OF HOPE STREET A DISTANCE OF 194.72 FEET TO AN IRON PIN ON THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 0 DEGREE 17' EAST ALONG SAID WESTERLY LINE OF HOPE STREET A DISTANCE OF 97.41 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 59' 30" WEST PARALLEL WITH THE NORTH LINE OF THE S ½ SE ¼ NW ¼ OF SAID SECTION 11 A DISTANCE OF 137.88 FEET TO AN IRON PIN; THENCE SOUTH 0 DEGREE 06' 30" WEST A DISTANCE OF 97.41 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 59' 30" EAST PARALLEL WITH THE NORTH LINE OF THE S ½ SE ¼ NW ¼ OF SAID SECTION 11, A DISTANCE OF 137.59 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION. EXCEPTING AN EASEMENT OVER AND ACROSS THE NORTHERLY FIVE FEET OF THE ABOVE DESCRIBED PARCEL

OF LAND FOR A WATER LINE AND CONSTRUCTION AND MAINTENANCE OF SAID
WATER LINE.

Property Tax ID Number: R-3909-011BD-05800-000

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 3rd 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.

03/03/2015

State of South Carolina

County of York

The foregoing instrument was acknowledged before me this **March 3, 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 _____

My commission expires _____

03/02/2017

