



**2015-004799**  
Klamath County, Oregon  
05/12/2015 01:57:24 PM  
Fee: \$47.00

After recording return to:

**WELLS FARGO HOME MORTGAGE  
1 HOME CAMPUS  
DES MOINES, IA 50328**

Until requested otherwise, send all tax statements to:

**FEDERAL HOME LOAN MORTGAGE CORP  
8200 JONES BRANCH DRIVE  
MCLEAN, VA 22102**

DIL No: 000515-107331

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Space Above Reserved for Recorder's Use

### **SPECIAL WARRANTY DEED**

**(Corporate Grantor)**

**WELLS FARGO BANK, N.A.** Grantor, having an address of **1 HOME CAMPUS DES MOINES, IA 50328** conveys and specially warrants to **FEDERAL HOME LOAN MORTGAGE CORPORATION**, Grantee, having an address of **8200 JONES BRANCH DRIVE, MCLEAN, VA 22102** the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein:

LOT 55, BLOCK 1 OF TRACT 1098, SPLIT RAIL RANCHOS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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. 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.

The property is free of all encumbrances created or suffered by the Grantor except (if none, so state):

The true consideration for this conveyance is \$107,863.34 (Here, comply with the requirements of ORS 93.030.)

*Grantor*

DIL No: 000515-107331

Dated this 8<sup>th</sup> day of April, 2015, ~~2014~~.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

WELLS FARGO BANK, N.A

John Russell Williamson  
By John Russell Williamson  
Its: VP of Loan Documentation

State of South Carolina  
County of York

On 4-8-15 before me, William W. Hunt,  
a Notary Public, personally appeared John Russell Williamson,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of South Carolina that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature William W. Hunt (Seal)

WILLIAM W. HUNT  
NOTARY PUBLIC  
SOUTH CAROLINA  
MY COMMISSION EXPIRES 11-06-2024