

102870
AMERITITLE
RECORDING REQUESTED BY:

2015-008654
Klamath County, Oregon
08/03/2015 03:56:13 PM
Fee: \$52.00

Chicago Title Company of Oregon
650 NE Holladay Street - Suite 125
Portland, OR 97232

GRANTOR:
Wells Fargo Bank, N.A., Successor Trustee of
the Gerald Rosencrantz Trust under Trust
Agreement dated April 11, 1975
PO BOX 3075
Portland, OR 97208

GRANTEE:
Omid R Navran
15 Calais
Newport Coast, CA 92657

SEND TAX STATEMENTS TO:
Omid Navran
15 Calais
Newport Coast, CA 92657

AFTER RECORDING RETURN TO:
Omid Navran
15 Calais
Newport Coast, CA 92657

Escrow No: 472515521791MK-CT55

2947 S. Sixth Street
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Wells Fargo Bank, N.A., Successor Trustee of the Gerald Rosencrantz Trust under Trust Agreement
dated April 11, 1975, Grantor, conveys to

Omid R Navran, Grantee, the following described real property, situated in the County of Klamath, State of
Oregon,

The true consideration for this conveyance is \$425,000.00. (See ORS 93.030).

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, 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 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.

472515521791MK-CT55
Deed (Bargain and Sale – Statutory Form)

Dated: July 30, 2015

Wells Fargo Bank, N.A., as Successor Trustee of
the Gerald Rosencrantz Trust Agreement dated
April 11, 1975

BY: Kristina Lake
Kristina Lake, Assistant Vice-President

STATE OF OREGON

COUNTY OF Multnomah

I, Connie E. Cervantes, a Notary Public of the County and State first above written, do
hereby certify that Kristina Lake, the Assistant Vice -President of Wells Fargo Bank NA ^{TR}
appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this date July 30, 2015

Connie E. Cervantes

Notary Public

My Commission Expires: 3/11/17

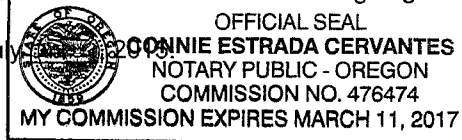


EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the Northwest corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and running thence South $00^{\circ}00' 1/2''$ East along the Westerly boundary of Section 3, 826.8 feet, more or less, to its intersection with a line parallel with and 75 feet distant at right angles Northeasterly from the center line of the Dalles California State Highway, also known as South Sixth Street, as the same is now located and constructed, said parallel line being also the Northerly right of way line of said street and highway; thence South $55^{\circ}52' 1/2''$ East along said parallel line 1,550.79 feet to the true point of beginning of this description; said point marking boundary between lands of Swan Lake Moulding Company and J.R. and Maude Brown from which point the witness monument cross chiseled in the concrete sidewalk by the Oregon State Highway Department on July 15, 1947, bears South $34^{\circ}07' 1/2''$ West 10 feet; running thence from said true beginning point North $34^{\circ}07' 1/2''$ East at right angles to South Sixth Street 175 feet along said boundary to an iron pipe on the Southerly line of Pershing Way; thence North $55^{\circ}52' 1/2''$ West parallel to South Sixth Street along said Southerly line of Pershing Way 134.55 feet to an iron rod marking the boundary between the lands of Swan Lake Moulding Company and Sheldon and Catherine Brumbaugh; thence along said boundary South $34^{\circ}07' 1/2''$ West at right angles to South Sixth Street 175 feet to a point on the Northerly line of South Sixth Street from which the witness monument cross chiseled by the Oregon State Highway Department bears South $34^{\circ}07' 1/2''$ West 10 feet; thence South $55^{\circ}52' 1/2''$ East along the Northerly line of South Sixth Street 134.55 feet to the true beginning point.