

AMERITITLE
53571 AM

2015-008686
Klamath County, Oregon
08/04/2015 02:23:39 PM
Fee: \$47.00

WHEN RECORDED MAIL TO
Aldridge Pite, LLP
621 SW Morrison St., Ste. 425
Portland, OR 97205-3828

MAIL TAX STATEMENT TO:
Department of Veterans Affairs
VA Regional Loan Center
Attn: Loan Servicing and Claims Dept.
155 Van Gordon Street
Lakewood, CO 80228
(Mail: Box 25126, Denver, CO 80225)

150162465
APN: R450363 / 3809-035DB-00900-000
TS No: 022032-OR
VA NO.: 484860351540

Space Above For Recorder's Use

Consideration \$0.00

WARRANTY DEED

Grantor: **Wells Fargo Bank, N.A.**
Grantee: **Secretary of Veterans Affairs, an Officer of the United States**

Grantor conveys and warrants to Grantee the following described real property, free of encumbrances except as specifically set forth herein:

PARCEL 1 OF LAND PARTITION 45-97, BEING A PORTION OF LOT 59 FAIR ACRES SUB-DIVISION NUMBER 1, SITUATED IN THE NW 1/4 SE 1/4 OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 9, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Commonly known as: **1270 HOMEDALE ROAD, KLAMATH FALLS, OREGON 97603**

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.

T.S. No. 022032-OR
APN: R450363 / 3809-035DB-00900-000

The consideration for this conveyance is other value given, as hereby duly recognized between Grantor and Grantee.

Dated this 10th day of June, 2015.

Wells Fargo Bank, N.A.

By: LaBria Shauntay Stewart
LaBria Shauntay Stewart
Vice President Loan Documentation
Wells Fargo Bank, NA
06/10/2015

State of South Carolina

County of York

The foregoing instrument was acknowledged before me this 10th day June, 2015, by LaBria Shauntay Stewart, Vice President Loan Documentation on behalf of Wells Fargo Bank, N.A., a national banking association. LaBria Shauntay Stewart [] is personally known to me or [x] produced satisfactory evidence of identification.

Notary Public: Sheryl L. Hennika

My commission expires: 09/01/2016

SHERYL L. HENNIKA
NOTARY PUBLIC
State of South Carolina
My Commission Expires
September 01, 2016