

AMERITITLE  
45357 AM

2015-009402

Klamath County, Oregon

08/24/2015 03:45:51 PM

Fee: \$47.00

**WHEN RECORDED, RETURN TO**

**RCO Legal, P.C.**

**Attn: Aaron Rabirotf**

**511 SW 10<sup>th</sup> Ave., Ste. 400**

**Portland, OR 97205**

**File No. 7023.56302/Mathison**

**FORWARD TAX STATEMENTS TO:**

**Wells Fargo Bank, N.A.**

**1 Home Campus, MAC-X2302-04D**

**Des Moines, Iowa 50328**

**SPECIAL WARRANTY DEED**

Wells Fargo Bank, N.A., Grantor, whose address is 3476 Stateview Boulevard, Fort Mill, South Carolina, 29715, conveys and specially warrants to FHA: THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, HIS SUCCESSORS AND/OR ASSIGNS, c/o Michaelson, Connor and Boul, 4400 Will Rogers Parkway, Suite #300, Oklahoma City, Oklahoma, 73108, Grantee, the real property described below, free of encumbrances created or suffered by the Grantor except as specifically set forth herein.

The consideration for this conveyance is \$10.00.

LOT 29 IN BLOCK 2 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.

Property Tax ID Number: R138648

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 24<sup>th</sup> day of March, 2015.

Wells Fargo Bank, N.A.

By: 

Freddie L. Sanders Jr.

Vice President Loan Documentation

Wells Fargo Bank, N.A.

03/24/2015

State of South Carolina

County of York

The foregoing instrument was acknowledged before me this 24th day of March, 2015 by Freddie L. Sanders Jr., Vice President Loan Documentation; on behalf of Wells Fargo Bank, N.A., a national banking association. Freddie L. Sanders Jr. [ ] is personally known to me or [X] produced satisfactory evidence of identification.

Notary Public 

My Commission Expires 09/01/2016

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