

18 2510335

2015-009889

Klamath County, Oregon

09/04/2015 02:09:01 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.: 7023.56220 / Telle

FORWARD TAX STATEMENTS TO:

Department of Veteran Affairs

c/o VRM, Attention: David Fitzgerald

VA-REO Property Tax

P.O. Box 11339

Carrolton, Texas 75011

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 The Secretary of Veterans Affairs, an officer of the United States of America, whose address is c/o Department of Veterans Affairs, VA Regional Loan Center, 155 Van Gordon Street, Lakewood, Colorado 80228 (Post Office Box 25126, Denver, Colorado 80225), *Grantee*, the real property described below, free of encumbrances created or suffered by the Grantor except as specifically set forth herein, if any, and subject to easements, conditions, reservations, covenants, agreements, restrictions, rights of way and declarations of record, if any.

The consideration for this conveyance is \$10.00 and other property or value was either part or the whole consideration.

Lot 1, Block 2, Eastmount, According to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Tax Parcel Number: R509293

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

F.
52-00

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.

Dated this 24th day of February, 2015.

Wells Fargo Bank, N.A.

By: Meagan Allison Hess;
Signature

Meagan Allison Hess

Title: Vice President Loan Documentation

Wells Fargo Bank, N.A.

02/24/2015

State of South Carolina

County of York

The foregoing instrument was acknowledged before me this **February 24, 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

Sheryl L. Hennika
09012016

