



**2015-010579**  
**Klamath County, Oregon**  
09/24/2015 02:49:29 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  
155 Van Gordon Street  
Lakewood, CO 80228  
(Mail: Box 25126, Denver, CO 80225)

Space Above For Recorder's Use

APN: 563009 / 3909-012CA-03300-000  
TS No: 021726-OR  
VA NO.: 0352149

### **WARRANTY DEED**

Grantor: **Wells Fargo Bank, N.A.**  
Grantee: **SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, SUCCESSOR AND ASSIGNS**

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

**LOT 12 IN BLOCK 8 OF TRACT 1079 - SIXTH ADDITION TO SUNSET VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

Commonly known as: **3898 RIO VISTA WAY, 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.

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

Dated this 16<sup>th</sup> day of September, 2015.

Wells Fargo Bank, N.A.

By:

  
\_\_\_\_\_  
Nicole Sadler  
Vice President Loan Documentation  
Wells Fargo Bank, N.A.  
09/16/2015

State of South Carolina  
County of York

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of September, 2015 by Nicole Sadler, Vice President Loan Documentation; on behalf of Wells Fargo Bank, N.A., a national banking association. Nicole Sadler [ ] is personally known to me or [X] produced satisfactory evidence of identification.

\_\_\_\_\_  
Notary Public

My commission expires 10 16 2017

