

187 2502890

WHEN RECORDED, RETURN TO

RCO Legal, P.C.

Attn: Kyle Fleming

511 SW 10th Ave., Ste. 400

Portland, OR 97205

File No. 7023.502890/ Miller

2015-012127

Klamath County, Oregon

11/05/2015 12:33:27 PM

Fee: \$47.00

FORWARD TAX STATEMENTS TO:

Wells Fargo Bank, N.A.

1 Home Campus, MAC-X2302-04D

Des Moines, Iowa 50328

_____ *[Space Above This Line For Recording Data]* _____

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: 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 paid is \$10.00.

LOT 12, BLOCK 9, FIRST ADDITION TO CYPRESS VILLA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.


Property Tax ID Number: R565016

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

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(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.

Wells Fargo Bank, N.A.

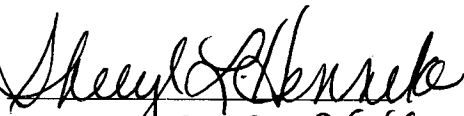

James Green
Vice President Loan Documentation
Wells Fargo Bank N.A.
08/10/2015

State of South Carolina
County of York

The foregoing instrument was acknowledged before me this 10th day of August, 2015 by James Green, Vice President Loan Documentation; on behalf of Wells Fargo Bank, N.A., a national banking association. James Green [] 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