

MTC 7511AM
After recording return to:
STEWART TITLE COMPANY
601 CANYON DR, STE 100
COPPELL, TX 75019

Until a change is requested,
all tax statements shall be sent
to the following address:
JED HUNTER AND MICHELLE HANSEN
6323 DENNIS DRIVE
KLAMATH FALLS, OR 97603

**SPECIAL WARRANTY DEED
(OREGON)**

WELLS FARGO BANK, N.A., Grantor, conveys and specially warrant(s) to **JED HUNTER, A SINGLE PERSON AND MICHELLE HANSEN, A SINGLE PERSON, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, Grantee, whose mailing address is **6323 DENNIS DRIVE, KLAMATH FALLS, OR 97603**, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

LOT 1, BLOCK 2, EASTMOUNT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON. THE LEGAL DESCRIPTION WAS OBTAINED FROM A PREVIOUSLY RECORDED INSTRUMENT.

The true consideration for this conveyance is **\$102,350.00**.

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

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.

Dated: January 27, 2016

WELLS FARGO BANK, N.A.

Chad M Kuhl 1/27/16

By: Chad M. Kuhl
Its: Vice President Loan Documentation

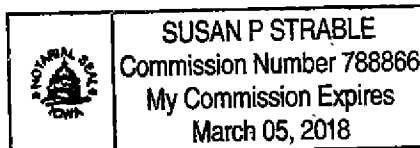


State of Iowa

County Dallas

On this 27 day of January, A.D. 2016, before me, a Notary Public in and for said county, personally appeared Chad M Kuhl, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Chad M Kuhl acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Susan P Strable (Signature) (Stamp or Seal)
Notary Public



PREPARED BY:
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