



**2016-002108**  
Klamath County, Oregon  
02/25/2016 09:14:55 AM  
Fee: \$62.00

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After Recording Return To:  
Charles Wildman  
5925 Capitol Hill Ave  
Richmond, CA 94806

**SPECIAL WARRANTY DEED**

By and between

, as Grantor **WELLS FARGO BANK, N.A.**  
**8480 Stagecoach Circle**  
**Frederick, MD 21701**

and

, as Grantee **CHARLES WILDMAN**  
**5925 Capitol Hill Ave**  
**Richmond, CA 94806**

Until a change is requested, all tax statements  
shall be sent to the following address:  
Charles Wildman  
5925 Capitol Hill Ave  
Richmond, CA 94806

The true consideration for this conveyance is \$21,600.00.

**2420 Garden Ave Klamath Falls, OR 97601**

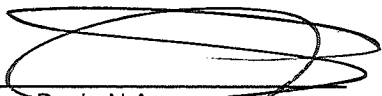
## **SPECIAL WARRANTY DEED**

**WELLS FARGO BANK, N.A.** , whose mailing address is **8480 Stagecoach Circle, Frederick, MD 21701** ("**Grantor**"), conveys and specially warrants to **CHARLES WILDMAN** , whose mailing address is **5925 Capitol Hill Ave, Richmond, CA 94806** ("**Grantee**"), the real property described on Exhibit A attached hereto and made a part hereof, free of encumbrances created or suffered by the Grantor except for those matters set forth on Exhibit B attached hereto and made a part hereof.

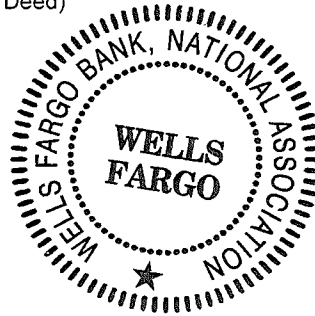
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW THE 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, OF CHAPTER 424, UNDER OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

(Signature Page Follows)

(Signature Page for Special Warranty Deed)

  
Wells Fargo Bank, N.A.  
**Scott E Geist**  
Assistant Vice President

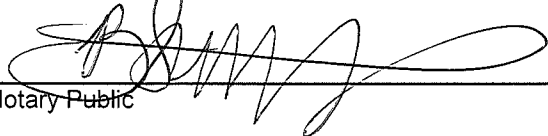
2/17/16



State of Iowa

County of Dallas

On this 17 day of Feb, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Scott E Geist to me personally known, who being by me duly sworn (or affirmed) did say that that person is AVP (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) SCOTT E GEIST acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

  
\_\_\_\_\_  
Notary Public (Signature) (Stamp or Seal)



**BRITTNEY SWITZER**  
Commission Number 788863  
My Commission Expires  
March 5, 2018

## **EXHIBIT A**

Lot 439, Block 126, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## **EXHIBIT B**

#### Permitted Exceptions

1. The lien of taxes and assessments for the current year and subsequent years.
2. Matters that would be shown by an accurate survey and inspection of the property.
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable.
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist).
5. All roads and legal highways.
6. Rights of parties in possession (if any).
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.