

2016-006468

Klamath County, Oregon

06/17/2016 02:38:30 PM

Fee: \$47.00

**WHEN RECORDED, RETURN TO:**

RCO Legal, P.C.

Attn: Alex Gund

511 SW 10<sup>th</sup> Ave., Ste. 400

Portland, OR 97205

File No. 7023.501938/ Rivera

**FORWARD TAX STATEMENTS TO:**

Wells Fargo Bank, N.A.

1 Home Campus, MAC-X2302-04D

Des Moines, Iowa 50328

**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 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 for this conveyance is \$10.00.

**LOT 708, BLOCK 129 OF 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.**

**Property Tax ID Number: R614758**

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 (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.

Dated this 23<sup>rd</sup> day of October, 2015.

Wells Fargo Bank, N.A.

By: Meagan Allison Hess  
Meagan Allison Hess  
Vice President Loan Documentation  
Wells Fargo Bank, N.A.  
10/23/2015

State of South Carolina

County of York

The foregoing instrument was acknowledged before me this **October 23, 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 10/16/2017

