



After recording return to:
Real Advantage, LLC
1000 Commerce Drive, Suite 520,
Pittsburgh, PA 15275

2016-007652

Klamath County, Oregon

07/19/2016 03:30:50 PM

Fee: \$52.00

Until a change is requested,
all tax statements shall be sent
to the following address:
17831 SE Wallace Road, Dayton, OR 97114

**SPECIAL WARRANTY DEED
(OREGON)**

WELLS FARGO FINANCIAL OREGON, INC., Grantor, conveys and specially warrant(s) to **JOHN C. CASHATT and JUDY L. CASHATT**, husband and wife, as tenants by the entirety with rights of survivorship, Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

See Attached Exhibit A

This property is free of all encumbrances created, EXCEPT:

The true consideration for this conveyance is \$58,000.00

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: 29 of June, 2016

WELLS FARGO FINANCIAL OREGON, INC. by WELLS FARGO BANK N.A., its Attorney in Fact

China Lem
06/29/16
By: **China Lem**
Its: Vice President Loan Documentation


Susan I Brown
06/29/16
By:
Its: **Susan I Brown**
Vice President Loan Documentation

State of Iowa)
) ss.
County Dallas)

On this 29 day of June, A.D., 2016, before me, a Notary Public in and for said county, personally appeared China Lem, 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., as Attorney-in-Fact for **WELLS FARGO FINANCIAL OREGON, INC.**, by authority of its board of (directors or trustees) and the said (officer's name) China Lem acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature) (Stamp or Seal)
Notary Public

State of Iowa)
) ss.
County Dallas)

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

On this 29 day of June, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Susan I Brown, 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., as Attorney-in-Fact for **WELLS FARGO FINANCIAL OREGON, INC.**, by authority of its board of (directors or trustees) and the said (officer's name) Susan I Brown acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature) (Stamp or Seal)
Notary Public

{ 0418492468B / 14170 CARDINAL Drive }


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

EXHIBIT A

Lot 1 in Block 92, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4, according to the Official Plat thereof on file in the Office of the County Clerk, Klamath County, Oregon.

Being the same property conveyed unto Wells Fargo Financial Oregon, Inc. by Trustee's Deed recorded in Instrument No. 2015-011256, in the Office of the County Clerk for Klamath County, Oregon.

Property Address: 14170 Cardinal Drive, Bonanza, OR 97623

Tax ID: R-3711-0220A0-03500-000