

100642AM

After recording return to:
Garrick Beat
4704 Alpine Drive
Klamath Falls, OR 97603

2016-008278

Klamath County, Oregon

08/05/2016 09:30:30 AM

Fee: \$47.00

Until a change is requested,
all tax statements shall be sent
to the following address:
Same as Above

**SPECIAL WARRANTY DEED
(OREGON)**

Wells Fargo Bank, NA, Grantor, conveys and specially warrant(s) to **Garrick Beat**, Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

Lot 15 in Block 4 of Tract 1087, First Addition to Banyon Park, according to the official plat thereof on file in the office of County Clerk of Klamath County, Oregon.

This property is free of all encumbrances created, EXCEPT:

The 2016-2017 property taxes, a lien not yet due and payable.

The true consideration for this conveyance is **\$120,000.00**.

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.

Return to:
 AmeriTitle

Dated: 07/22/16

WELLS FARGO BANK, NA

Susan I Brown 07/22/16

By: _____
Susan I Brown
Its: Vice President Loan Documentation

Sabrina Harris Danielyan 07/22/16

By: _____
Sabrina Harris Danielyan
Its: Vice President Loan Documentation

State of Iowa)
) ss.
County Dallas)

On this 22 day of July, 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., 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



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

State of Iowa)
) ss.
County Dallas)

On this 22 day of July, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Sabrina Harris Danielyan, 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) Sabrina Harris Danielyan 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



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

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