

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

Until a change is requested, all tax statements shall be sent to the following address: 1725 Chinchalla Way, Klamath Falls, OR 97603

## 2016-011924

Klamath County, Oregon

11/08/2016 12:02:01 PM

Fee: \$52.00

## SPECIAL WARRANTY DEED (OREGON)

WELLS FARGO BANK, N.A., Grantor, conveys and specially warrant(s) to NICHOLAS B. CARD, a married man, 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 \$184,000.00.

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: 2 of November, 2016. WELLS FARGO BANK, N.A. By: Countiney Blake
Vice President Loan Documentation Nick Dimarco Vice President Loan Documentation Its: Its: State of Iowa County Dallas On this 2 day of November, A.D., 2016, before me, a Notary Public in and for said county, personally appeared <u>Courtney</u> <u>Blake</u>, to me personally known, who being by me duly sworn (or affirmed) did say that that person is <u>VPLD</u> (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) <u>Courtney</u> <u>Blake</u> acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed. Spin 5000 (Signature) (Stamp or Seal)
Notary Public Spenser Fuller State of Iowa Commission No. 799563 My Commission Expires: September 30, 2019 State of Iowa County Dallas On this 2 day of November, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Nich Dimarco, 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) Nich Dimarco acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Spen Full (Signature) (Stamp or Seal) otary Public

ON THE PERSON OF THE PERSON OF

Spenser Fuller
State of Iowa
Commission No. 799563
My Commission Expires:
September 30, 2019

## **EXHIBIT A**

Lot 9 in Block 2 of HENLEY ACRES, 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 Bank, N.A. by Trustee's Deed recorded in Instrument No. 2016-000013, in Klamath County, State of Oregon.

Property Address: 7555 Kress Drive, Klamath Falls, OR 97603

Tax ID: R-3910-031B0-01300-000