

2016-011944

Klamath County, Oregon

11/08/2016 03:17:01 PM

Fee: \$47.00

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

Michael Ray Cross and Charles Fredell Cross
11912 Mount Pitt Road, BOX 39, Macdoel, CA 96058

133982 AM

**SPECIAL WARRANTY DEED
(OREGON)**

Wells Fargo Bank, NA, Grantor, conveys and specially warrant(s) to Michael Ray Cross and Charles Fredell Cross, with rights of survivorship, Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

**LOTS 52 AND 53 IN BLOCK 14 OF INDUSTRIAL 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.**

This property is free of all encumbrances created, EXCEPT:

[Exceptions to the covenants described in ORS 93.855(2)]

The true consideration for this conveyance is \$52,500.00 (Fifty Two Thousand Five Hundred Dollars and Zero Cents).

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.

Dated: 30 day of September, 2016

Wells Fargo Bank, NA

Tonya Amerine 9/30/16

By: _____

Its: Tonya Amerine
Vice President Loan Documentation

Courtney Blake 9.30.16

By: Courtney Blake
Vice President Loan Documentation

Its: _____

State of Iowa
County Dallas

On this 30 day of Sept, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Tonya Amerine, 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) Tonya Amerine acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature]
Notary Public

(Stamp or Seal)



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

State of Iowa
County Dallas

On this 30 day of Sept, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Courtney Blake, 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) Courtney Blake acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature]
Notary Public

(Stamp or Seal)

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

This instrument prepared by:

Jay A. Rosenberg, Esq., Member Oregon Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170. Commitment Number: 16331988