

127129AM

2016-013121

Klamath County, Oregon

12/09/2016 10:04:00 AM

Fee: \$52.00

Until a change is requested,
all tax statements shall be sent
to the following address:
John D. Litvay and Tirza Litvay
4330 Furman Hall, Apt. 302, Raleigh, NC 27612

**SPECIAL WARRANTY DEED
(OREGON)**

Wells Fargo Bank, N.A., Grantor, conveys and specially warrant(s) to John D. Litvay and Tirza Litvay, as tenants by the entirety, Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

The E1/2 of Lot 5 in Block 3 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Commonly known as: 3228 Boardman Avenue, Klamath Falls, OR 97603

This property is free of all encumbrances created, EXCEPT:

The true consideration for this conveyance is \$42,900.00 (Forty Two Thousand Nine 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.

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

3228 Boardman Ave // 0259846392B

220-OR-V1

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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: 15 day of November, 2016

Wells Fargo Bank, N.A.

China Lem

11/15/16

By: China Lem
Its: Vice President Loan Documentation

Courtney Blake

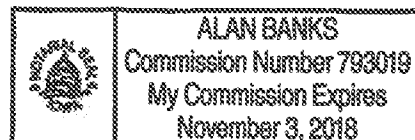
11/15/16

By: Courtney Blake
Its: Vice President Loan Documentation

State of Iowa)
) ss.
County Dallas)


On this 15 day of November, 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., 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.

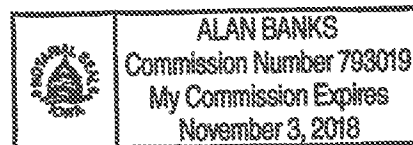
[Signature] (Signature) (Stamp or Seal)
Notary Public



State of Iowa)
) ss.
County Dallas)

On this 15 day of November, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Courtren Blake, to me personally known, who being by me duly sworn (or affirmed) did say that that person is UPCD (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Courtren Blake acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

 (Signature) (Stamp or Seal)
Notary Public



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: 1616334114