

**2016-013365**

**Klamath County, Oregon**

**12/15/2016 01:15:00 PM**

**Fee: \$67.00**

WHEN RECORDED MAIL TO  
Aldridge Pite, LLP  
111 SW Columbia Street #950  
Portland, OR 97201

MAIL TAX STATEMENT TO:  
FEDERAL NATIONAL MORTGAGE  
ASSOCIATION  
14221 Dallas Parkway, Suite 1000  
Dallas, TX 75254-2951

Space Above For Recorder's Use

APN: R558989 / R-3909-011DD-02400-000

TS No: 044190-OR

FNMA NO.: 6000287560

160158711

### **WARRANTY DEED**

Grantor: **WELLS FARGO BANK, N.A.**

Grantee: **FEDERAL NATIONAL MORTGAGE ASSOCIATION**

Grantor conveys and warrants to Grantee the following described real property, free of encumbrances except as specifically set forth herein:

**LOT 3 IN BLOCK 4 OF CYPRESS VILLA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

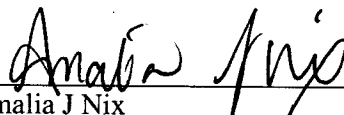
Commonly known as: **5530 VILLA DRIVE, KLAMATH FALLS, OR 97603**

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.

- T.S. No. 044190-OR  
APN: R558989 / R-3909-011DD-02400-000

The consideration for this conveyance is other value given, as hereby duly recognized between Grantor and Grantee.

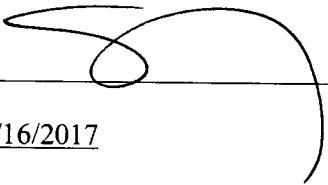
Wells Fargo Bank, N.A.



Amalia J Nix  
Vice President Loan Documentation  
Wells Fargo Bank, N.A.  
12/05/2016

State of South Carolina  
County of York

The foregoing instrument was acknowledged before me this December 5, 2016 by Amalia J Nix, Vice President Loan Documentation; on behalf of Wells Fargo Bank, N.A., a national banking association. Amalia J Nix [ ] is personally known to me or [x] produced satisfactory evidence of identification.



\_\_\_\_\_  
Notary Public  
My commission expires 10/16/2017

