

AA
AmesTitle
NTC 158085AM

2017-003467
Klamath County, Oregon
04/03/2017 01:28:00 PM
Fee: \$52.00

After recording return to:
Brent Loren Thomas
2730 Heritage Ct
Klamath Falls OR 97603
Until a change is requested,
all tax statements shall be sent
to the following address:
SAME AS ABOVE

Parcel No.: R887711
Escrow No. OR-620-JH

**SPECIAL WARRANTY DEED
(OREGON)**

WELLS FARGO BANK, N.A. FKA Wells Fargo Home Mortgage, Inc Grantor, conveys and specially warrant(s) to Brent Loren Thomas, Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

Unit 10050 (Westbrook Drive), Supplemental Plat Tract 1379, FALCON HEIGHTS CONDOMINIUM STAGE 3, 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:

N/A

The true consideration for this conveyance is \$63,000.00

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.

0026112466

220-OR-V1

Dated: 14 March 2017

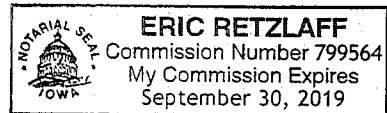
Wells Fargo Bank, N.A. FKA Wells Fargo Home Mortgage, Inc

x: Mindy Bess 3-14-17 x: Tonya Amerine 3/14/17
By: LINDSAY DORAN By: TONYA AMERINE
Its: Vice President, Loan Documentation Its: Vice President, Loan Documentation

State of Iowa)
) ss.
County Dallas)

On this 14 day of March, A.D., 2017, before me, a Notary Public in and for said county, personally appeared Lindsay Doran, 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. FKA Wells Fargo Home Mortgage, Inc, by authority of its board of (directors or trustees) and the said (officer's name) Lindsay Doran 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 14 day of March, A.D., 2017, 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. FKA Wells Fargo Home Mortgage, Inc, 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] (Signature) (Stamp or Seal)
Notary Public

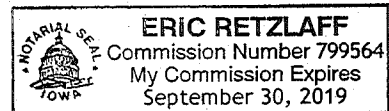


EXHIBIT "A"
LEGAL DESCRIPTION

Unit 10050 (Westbrook Drive), Supplemental Plat Tract 1379, FALCON HEIGHTS CONDOMINIUM STAGE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.