

2017-003737

Klamath County, Oregon

04/10/2017 03:20:11 PM

Fee: \$47.00

WHEN RECORDED, RETURN TO

RCO Legal, P.C.

Attn: Randall Szabo

511 SW 10th Ave., Ste. 400

Portland, OR 97205

File No. 7023.502938

Send Tax Statements To:

Wells Fargo Bank, N.A.

1 Home Campus, MAC-X2302-04D

Des Moines, Iowa 50328

SPECIAL WARRANTY DEED

Wells Fargo Bank, N.A., *Grantor*, whose address is P.O. Box 11701, Newark, NJ 07101-4701, conveys and specially warrants to Federal National Mortgage Association, aka FNMA, *Grantee*, whose address is Fannie Mae, Attention: CPM Documents, P.O. Box 809007, Dallas, TX 75265, the real property described below, free of encumbrances created or suffered by the Grantor, except as specifically set forth herein.

The consideration for this conveyance is \$10.00.

Lot 3 in Block 2 GATEWOOD TRACT NO. 1035, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
Property Tax ID Number: R570251

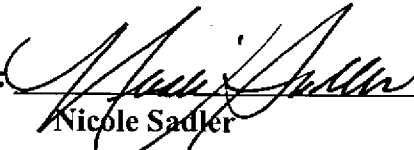
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY

OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 this 31st day of March, 2017.

Wells Fargo Bank, N.A.

By:



Nicole Sadler

Vice President Loan Documentation

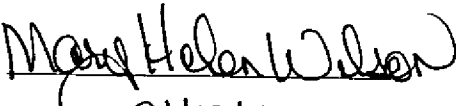
Wells Fargo Bank, N.A.

03/31/2017

State of South Carolina
County of York

The foregoing instrument was acknowledged before me this 31st day of March, 2017 by Nicole Sadler Vice President Loan Documentation; on behalf of Wells Fargo Bank, N.A., a national banking association. Nicole Sadler [] is personally known to me or [X] produced satisfactory evidence of identification.

Notary Public



My commission expires 01/18/2027

