



2017-003739

Klamath County, Oregon

04/10/2017 03:28:00 PM

Fee: \$52.00

After recording return to:
Real Advantage, LLC
1000 Commerce Drive, Suite 520,
Pittsburgh, PA 15275

Until a change is requested,
all tax statements shall be sent
to the following address:
1347 Wilford Avenue, Klamath Falls, OR 97601

**SPECIAL WARRANTY DEED
(OREGON)**

WELLS FARGO BANK, N.A., Grantor, conveys and specially warrant(s) to DONALD C. HASCALL, single, in fee simple, Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

See Attached Exhibit A

This property is free of all encumbrances created, EXCEPT:

N/A

The true consideration for this conveyance is \$44,000.00.

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.

Dated: 24th of March, 2017.

WELLS FARGO BANK, N.A.

Nick Dimarco 3-24-17

By: **NICK DIMARCO**
Vice President, Loan Documentation

Its:

Chris Artman 3-24-17

By: **CHRIS ARTMAN**
Vice President, Loan Documentation

Its:

State of Iowa
County Dallas

On this 24th day of March, A.D., 2017, before me, a Notary Public in and for said county, personally appeared Nick Dimarco, to me personally known, who being by me duly sworn (or affirmed) did say that that person is UPLD (title) of said WELLS FARGO BANK, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Nick Dimarco acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

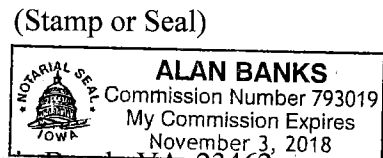
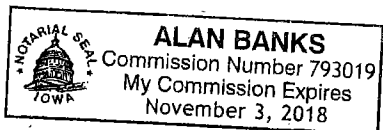
[Signature] (Signature)
Notary Public

(Stamp or Seal)

State of Iowa
County Dallas

On this 24th day of March, A.D., 2017, before me, a Notary Public in and for said county, personally appeared Chris Artman, to me personally known, who being by me duly sworn (or affirmed) did say that that person is UPLD (title) of said WELLS FARGO BANK, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Chris Artman acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature)
Notary Public



Prepared By:

Deeds on Demand, LLC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

0433132404E

EXHIBIT

Parcel One:

Lot Twenty (20) in Block Thirteen (13) of FAIRVIEW ADDITION to the City of Klamath Falls, Oregon.

Parcel Two:

Being in the northwest quarter of the southeast quarter of Section 29, Township 38 South, Range 9 East of the Willamette Meridian situated in City of Klamath Falls, Klamath County, Oregon: Beginning at the Southeast corner of Lot Twenty (20), Block Thirteen (13) Fairview Addition; thence North fifty feet (50); thence East forty-four feet (44); thence South fifty feet (50); thence West forty-four feet (44) to the point of beginning.

Being the same property conveyed unto Wells Fargo Bank, N.A. by Sheriff's Deed recorded in Instrument No. 2016-013478, Klamath County, State of Oregon.

Property Address: 1347 Wilford Avenue, Klamath Falls, OR 97601

Tax ID: R-3809-029DB-02000-000