

2017-004663

Klamath County, Oregon

05/03/2017 12:20:00 PM

Fee: \$52.00

RECORDING COVER SHEET

(Per ORS 205.234 or ORS 205.244)

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet do not effect the transaction (s) contained in the instrument itself

This space reserved for use by the County Recording Office

After recording return to:

**Robinson Tait, P.S.
901 Fifth Avenue, Suite 400
Seattle, WA 98164
(206) 676-9640
Case No. 60111-00712-JUD-OR**

1. Title(s) of Transaction(s) ORS 205.234(a) SPECIAL WARRANTY DEED
2. Direct Parties and addresses ORS 205.125(1)(a) and ORS 205.160

WELLS FARGO BANK, N.A.

3. Indirect party/Grantee(s) and address ORS 205.125(1)(a) and ORS 205.160 N/A

SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ITS SUCCESSORS AND ASSIGNS

4. Trustee Address: (If required): N/A
5. True and Actual Consideration ORS 93.030 0.00

6. Send Tax Statements to: U.S. Dept. of Housing and Urban Development
c/o Information Systems Networks Corporation
Shepherd Mall Office Complex
2401 NW 23rd St, Suite 1D
Oklahoma City, OK 73107

7. If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____ TO CORRECT PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE NUMBER _____

When recorded, mail to:

Wells Fargo
1 Home Campus
Des Moines, IA 50328-0001

Send Tax Statements to:

U.S. Dept. of Housing and Urban Development
c/o Information Systems Networks Corporation
Shepherd Mall Office Complex
2401 NW 23rd St, Suite 1D
Oklahoma City, OK 73107

TS No.: 60111-00712-JUD-OR

SPECIAL WARRANTY DEED

WELLS FARGO BANK, N.A., GRANTOR, for and in consideration of the good and valuable consideration, in hand paid, conveys and specially warrants to Secretary of Housing and Urban Development, its successors and assigns c/o Information Systems Networks Corporation, Shepherd Mall Office Complex, 2401 NW 23rd St, Suite 1D, Oklahoma City, OK 73107, GRANTEE, the following described real property, situated in the county of Klamath, State of Oregon, free of encumbrances created or suffered by the grantor except as specifically set forth herein:

THE S 1/2 NW 1/4 NW 1/4 NE 1/4 AND THE SW 1/4 NE 1/4 NW 1/4 NE 1/4 OF SECTION 12, TOWNSHIP 40 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

And more commonly known as: 12774 Christopher Drive, Keno, OR 97627

The consideration for this conveyance is \$0.00

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.


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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.") OREGON - ONLY

IN WITNESS WHEREOF, the undersigned has executed this instrument this 30th day of January, 2017.

Wells Fargo Bank, N.A.



Gloria Areli Ortega

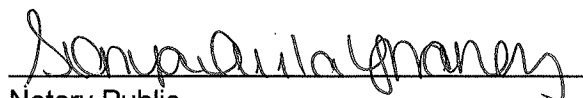
Vice President Loan Documentation

Wells Fargo Bank, N.A.

01/30/2017

State of Texas
County of Bexar

This instrument was acknowledged before me on January 30, 2017 by Gloria Areli Ortega, Vice President Loan Documentation of Wells Fargo Bank, N.A., a national association, on behalf of said national association.



Notary Public
My commission expires: 09-23-2017

