

2017-005211

Klamath County, Oregon

05/12/2017 09:14:00 AM

Fee: \$47.00

Tax statements to:
Federal National
Mortgage Association
(FNMA)
14221 Dallas Pkwy.
Ste. 1000
Dallas, TX 75254

Original return to:
Aldridge Pite, LLP
111 SW Columbia Street
Suite 950
Portland, OR 97201

Space Above For Recorder's Use

WARRANTY DEED

Grantor: WELLS FARGO BANK, N. A.
3476 Stateview Blvd.,
Ft. Mill, SC 29715

Grantee: Federal National Mortgage Association (FNMA)
Attention: CPM Documents
P.O. Box 809007
Dallas, TX 75265

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

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

A PARCEL OF LAND SITUATED IN THE NE1/4 SW1/4, SECTION 36, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN ON THE EASTERLY LINE OF McCLELLAN DRIVE, SAID POINT BEING SOUTH 0° 16' EAST A DISTANCE OF 138.43 FEET FROM THE NORTHEAST CORNER OF FIRST ADDITION TO MOYINA, ACCORDING TO THE DULY RECORDED PLAT OF SAID SUBDIVISION; THENCE SOUTH 0° 16' EAST ALONG THE EASTERLY LINE OF McCLELLAN DRIVE A DISTANCE OF 115 FEET TO A 1/2 INCH IRON PIN; THENCE NORTH 89° 44' EAST A DISTANCE OF 120 FEET TO A 1/2 INCH IRON PIN; THENCE NORTH 47° 52' EAST A DISTANCE OF 39.73 FEET TO A 1/2 INCH IRON PIN; THENCE NORTH 42° 08' WEST A DISTANCE OF 145.71 FEET TO A 1/2 INCH IRON PIN; THENCE ALONG A 30 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 72.33 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. (THE BEARINGS ON THE ABOVE DESCRIBED PARCEL OF LAND ARE BASED ON THE PLAT OF FIRST ADDITION OF MOYINA.)


commonly known as:

1107 McClellan Drive, Klamath Falls, OR 97603-4137

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 this 4th day of May, 2017.

Wells Fargo Bank, N.A.,



Gary Garza II
Vice President Loan Documentation
Wells Fargo Bank, N.A.
05/04/2017

State of Texas
County of Bexar

This instrument was acknowledged before me on May 4, 2017 by Gary Garza II, 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

