# 145358

After recording return to: Ricky L. Lukens and Judy L. Lukens 10614 Riveredge Pl. Keno, OR 97627

Until a change is requested, all tax statements shall be sent to the following address:
Ricky L. Lukens and Judy L. Lukens
10614 Riveredge Pl.
Keno. OR 97627

**2017-007217** Klamath County, Oregon

06/30/2017 10:36:00 AM

Fee: \$47.00

## SPECIAL WARRANTY DEED (OREGON)

Wells Fargo Bank, N.A., Grantor, conveys and specially warrant(s) to Ricky L. Lukens and Judy L. Lukens, as tenants by the entirety, Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

Lot 13 in Block 8, KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

This property is free of all encumbrances created, EXCEPT: N/A

The true consideration for this conveyance is \$105,005.25.

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.



WELLS FARGO BANK, N.A.	
China Jen 6/22/17	Bare Bollings le 22.1
By: CHINA LEM	By: BLAKE BILLINGS Vice President, Loan Documentation
Its: Vice President, Loan Documentation	its:
State of Iowa	
County Dallas	
<b></b>	
On this day of, A.I and for said county, personally appeared	irmed) did say that that person is
trustees) and the said (officer's name) (M) we execution of said instrument to be the voluntary act and	10en acknowledged the
by it voluntarily executed.	
Sygnature) Notary Public	(Stamp or Seal)
Notary rubite	هريان SHANNON ADESZKO
State of Iowa	F Commission Number 803557 My Commission Expires March 29, 2020
County Dallas	
1) two	D., <u>2011</u> , before me, a Notary Public in
On this day of, A.I and for said county, personally appeared	J., ANT, before me, a Notary Public in
personally known, who being by me duly sworn (or aff	irmed) did say that that person is
trustees) and the said (officer's name) 6000	BUINAS acknowledged the
execution of said instrument to be the voluntary act and by it voluntarily executed.	deed of said (corporation or association)
Shannor adem (Signature)	(84,, 2, 8,)
Notary Public (XXXXIII) (Signature)	(Stamp or Seat)
	SHANNON ADESZKO Commission Number 803557 My Commission Expires March 29, 2020

PAS Number: 0109931626

1860 - Section 1860

Dated: <u>Sune 22, 2017</u>