

153588 AM
AmeriTitle

After recording return to:
Jerry D. Rajnus and Tracy Rajnus
5541 Villa Dr
Klamath Falls, OR 97603
OR-17517471-NTR
Until a change is requested,
all tax statements shall be sent
to the following address:
Jerry D. Rajnus and Tracy Rajnus
5541 Villa Dr
Klamath Falls, OR 97603

2017-012055
Klamath County, Oregon
10/20/2017 02:25:00 PM
Fee: \$52.00

**SPECIAL WARRANTY DEED
(OREGON)**

Wells Fargo Bank, N.A. Grantor, conveys and specially warrant(s) to **Jerry D. Rajnus, and Tracy Rajnus** ^{**}Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

^{**}Husband and wife

Lot 4 in Block 3 of CYPRESS VILLA, 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: Covenants conditions and restrictions of record, if any.**

The true consideration for this conveyance is **\$142,500.00.**

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: October 17, 2017

Wells Fargo Bank, N.A.

Glenda Maldonado

By: By: Glenda Maldonado By: _____
Its: Assistant Secretary

Its: of Nationsstar Mortgage, LLC dba Its: _____
Champion Mortgage Company or Attorney-In-Fact

State of Iowa

County Dallas

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

Notary Public (Signature) (Stamp or Seal)

See Attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

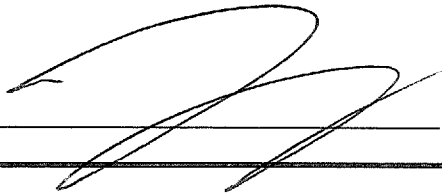
On October 17, 2017 before me, Julio Gonzalez, Notary Public
(insert name and title of the officer)

personally appeared Glenda Maldonado
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

