

**2018-000296**

**Klamath County, Oregon**

01/08/2018 02:15:01 PM

Fee: \$47.00

Tax statements to:  
Champion Mortgage  
Company  
8950 Cypress Waters  
Blvd.  
Coppell, TX 75019

Original return to:  
Aldridge Pite, LLP  
4375 Jutland Dr. Suite 200  
San Diego, CA 92117

Space Above For Recorder's Use

**WARRANTY DEED**

**Grantor:** WELLS FARGO BANK, N. A.

**Grantee:** Federal National Mortgage Association (FNMA), 14221 Dallas Pkwy., Ste. 1000, Dallas, TX 75254

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:

Lot 11 in Block 1, of Tract No. 1255, RAMEY ACRES according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

commonly known as:

136842 Jug Drive, Crescent, OR 97733

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. by Nationstar  
Mortgage LLC d/b/a Champion  
Mortgage Company as its attorney in  
fact

Dated this 02 day of January, 2018. By:  <sup>1.2.18</sup>

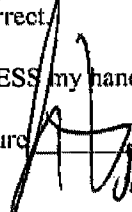
Name: **Erin Naylor**  
Title: **Assistant Secretary**

STATE OF Texas }  
COUNTY OF Dallas }

On 1-02-18 before me, Jason White, personally appeared Erin Naylor, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that the same was executed in by their authorized capacity.

I certify under penalty of perjury under the laws of the State of TEXAS that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (seal)  
Name: Jason White

