

AmeriTitle 2182432AM

2018-002309  
Klamath County, Oregon  
03/01/2018 09:56:01 AM  
Fee: \$52.00

After recording return to:  
Boston National Title  
REO Post Close  
400 Rouser Rd BLDG 2 Suite 602  
Coraopolis PA 15108

Until a change is requested,  
all tax statements shall be sent  
to the following address:  
Brent Thomas  
2730 Heritage Court  
Klamath Falls, OR 97603

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**SPECIAL WARRANTY DEED  
(OREGON)**

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

**LOT 8 IN BLOCK 3 OF TRACT NO. 1091, LYNNEWOOD, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK  
OF KLAMATH COUNTY, OREGON. The property is commonly known as: 1010  
LYNNEWOOD BLVD KLAMATH FALLS, OR 97601**

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

The true consideration for this conveyance is **\$171,000.00 (One Hundred Seventy One Thousand Dollars and Zero Cents)**.

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: 16 day of Feb., 2018

Wells Fargo Bank, N.A.

By:

Its: **CHRIS ARTMAN**  
Vice President, Loan Documentation

2/16/18

By:

Its: **LANCE DRAEGER**  
Vice President Loan Documentation

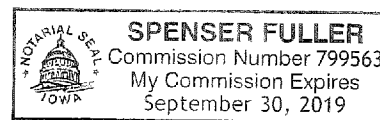
2/16/18

State of **Iowa**

County **Dallas**

On this 16 day of Feb, A.D., 2018, before me, a Notary Public in and for said county, personally appeared Chris Artman, to me personally known, who being by me duly sworn (or affirmed) did say that that person is V.P. (title) of said **Wells Fargo Bank, N.A.**, by authority of its board of (directors or trustees) and the said (officer's name) Chris Artman acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Spenser Fuller (Signature) (Stamp or Seal)  
Notary Public

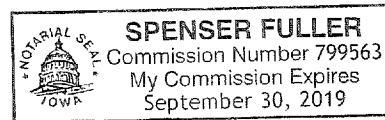


State of **Iowa**

County **Dallas**

On this 16 day of Feb, A.D., **2018**, before me, a Notary Public in and for said county, personally appeared Lance Draeger, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said **Wells Fargo Bank, N.A.**, by authority of its board of (directors or trustees) and the said (officer's name) Lance Draeger acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Spenser Fuller (Signature) (Stamp or Seal)  
Notary Public



This instrument prepared by:

Jay A. Rosenberg, Esq., Member Oregon Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170. Commitment Number: OR17100033