

WHEN RECORDED MAIL TO
Aldridge Pite, LLP
4375 Jutland Drive Suite 200
San Diego, CA 92117

MAIL TAX STATEMENT TO:
Champion Mortgage, LLC
P.O. Box 612877
Dallas, TX 75261

2018-002627
Klamath County, Oregon
03/09/2018 01:05:01 PM
Fee: \$47.00

APN:
TS No: 000515-108507

Space Above For Recorder's Use

SPECIAL WARRANTY DEED

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

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

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

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

A piece or parcel of land situated in the SE1/4 NE1/4 of Section 3, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows: Beginning at the Northeast corner of the SE1/4 NE1/4 of Section 3, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon; thence West along the North line of said SE1/4 NE1/4 a distance of 510 feet to a point; thence South parallel to the East line of said SE1/4 NE1/4 a distance of 210 feet to a point; thence East parallel to the North line of said SE1/4 NE1/4 a distance of 235 feet to a point; thence South parallel to the East line of said SE1/4 NE1/4 a distance of 425 feet to a point; thence East parallel to the North line of the SE1/4 NE1/4 a distance of 275 feet to a point in the centerline of Gale Road which is also the East line of said SE1/4 NE1/4; thence North along said East line a distance of 635 feet, more or less to the point of beginning.

SAVING AND EXCEPTING any portion lying within the right of way of Gale Road.

Commonly known as: 10210 GALE RD., BONANZA, OR 97623

Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through or under Grantor.

Nationstar Mortgage LLC d/b/a Champion Mortgage Company as Attorney in Fact for Wells Fargo Bank, N.A.

Dated this 7th day of March, 2018. By: Melanie Harris
Name: Melanie Harris
Title: Assistant Secretary

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
CRC SPCLWARRYDEED
000515-108507

T.S. No. 000515-108507
APN:

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.

STATE OF TEXAS }
COUNTY OF DALLAS }

On 3/7/18 before me, Jason White, personally appeared Melanie Harris, 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 [Signature] (seal)
Name: Jason White

