

**2018-004163**

**Klamath County, Oregon**

04/05/2018 03:08:01 PM

Fee: \$52.00

RECORDING REQUESTED BY:  
**McCarthy & Holthus, LLP**  
1770 Fourth Avenue  
San Diego, CA 92101

AND WHEN RECORDED MAIL DEED AND TAX  
STATEMENTS TO:  
Federal Home Loan Mortgage Corporation  
5000 Plano Parkway  
Carrollton, TX 75010

**A.P.N.: 554867**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**T.S. No.: OR-17-799053-JUD**

## **STATUTORY WARRANTY DEED**

### **THE UNDERSIGNED GRANTOR(S) DECLARE(S):**

xx Document Transfer Tax is \$00.00  
xx This transaction is exempt from the requirements of the Oregon Revised Statutes § 307.040  
xx **A.P.N. 554867**

**WELLS FARGO BANK N.A., 1 Home Campus X2504-017, Customer Service, Des Moines, IA, 50328,**  
Grantor, conveys and warrants to **Federal Home Loan Mortgage Corporation ("Freddie Mac"), a corporation**  
**organized and existing under the laws of the United States of America,** Grantee, the following described real  
property free of encumbrances except as specifically set forth herein:

THE SOUTHWESTERLY 35 FEET OF LOT 7 AND THE NORTHEASTERLY 30 FEET OF  
LOT 8 IN BLOCK 4, FIRST ADDITION TO TONATEE HOMES, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON

Taxes for the current year have been prorated and are assumed by Grantee. This conveyance is made and accepted  
subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants,  
easements, and rights of way, if any, applicable to and enforceable against the property described below as now  
reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or  
ordinances and building use occupancy codes.

The consideration for this conveyance is \$0.00

**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, AND 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 this 28th day of March, 2018

Wells Fargo Bank, N.A.,

*Adriana R. Valdivia*

Adriana R. Valdivia  
Vice President Loan Documentation  
Wells Fargo Bank, N.A.  
03/28/2018

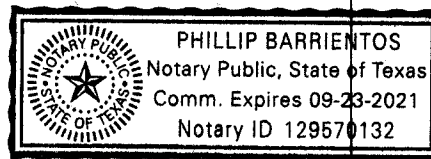
STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me on 03/28/2018 by Adriana R. Valdivia, Vice President Loan Documentation of Wells Fargo Bank, N.A., a national association, on behalf of said national association.

*Phillip Barrientos*  
Notary Public

My Commission expires: 09-23-2021



# Exhibit 1

The Southwesterly 35 feet of Lot 7 and the Northeasterly 30 feet of Lot 8 in Block 4, FIRST ADDITION TO TONATEE HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.