

228399 AM
OLW

AMOUNT

After recording return to:
Orange Coast Lender Services
1000 Commerce Drive, Suite 520,
Pittsburgh, PA 15275

2018-005840
Klamath County, Oregon
05/11/2018 02:32:01 PM
Fee: \$47.00

Until a change is requested,
all tax statements shall be sent
to the following address:
340 S. Lower Sacramento Rd., Lodi CA 95242

502549

**SPECIAL WARRANTY DEED
(OREGON)**

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

Lot 6 and the Southerly 18.7 feet of Lot 5 in Block 2, Fairview Addition to the city of Klamath Falls, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon

Property Address: 1304 Worden Ave., Klamath Falls OR 97601

This property is free of all encumbrances created, EXCEPT :

Exceptions to the covenants described in ORS 93.855(2)

The true consideration for this conveyance is **\$92,130.00**

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: May 4, 2018

Wells Fargo Bank N.A.

[Signature]

By: CHRIS ARTMAN 5/4/18
Its: Vice President, Loan Documentation

[Signature] 5/4/18

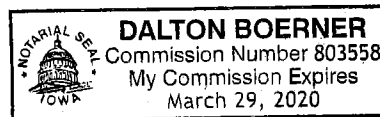
By: LANCE DRAEGER
Its: Vice President Loan Documentation

State of **Iowa**

County **Dallas**

On this 4 day of May, 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 UPLO (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.

[Signature] (Signature) (Stamp or Seal)
Notary Public

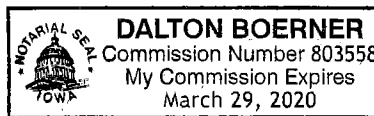


State of **Iowa**

County **Dallas**

On this 4 day of May, 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 UPLO (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.

[Signature] (Signature) (Stamp or Seal)
Notary Public



220-OR-V1