

2018-005944

Klamath County, Oregon

05/15/2018 09:46:00 AM

Fee: \$67.00

Original return to:
Aldridge Pite, LLP
111 SW Columbia Street, Ste. 950
Portland, OR 97201

Space Above For Recorder's Use

BARGAIN AND SALE DEED

Grantor: Laura E. Olsen

Grantee: Wells Fargo Bank, N.A.

Grantor conveys to Grantee all of Grantor's rights, title and interest in the following described real property, free of encumbrances except as specifically set forth herein:

A PORTION OF TRACT 71 OF FAIR ACRES SUBDIVISION NO. 1,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT 71, 161
FEET SOUTH OF THE NORTHEAST CORNER OF SAID TRACT 71;
THENCE SOUTH ALONG THE EAST LINE OF TRACT 71, 100 FEET TO A
POINT; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID
TRACT 71, 173 FEET TO A POINT; THENCE NORTH AND PARALLEL TO
THE EAST LINE OF SAID TRACT 71, 100 FEET TO A POINT; THENCE
EAST AND PARALLEL TO THE NORTH LINE OF SAID TRACT 71, TO
THE POINT OF BEGINNING.

commonly known as:

1248 Madison Street, Klamath Falls, OR 97603

This Deed is fully intended to include within its purview any and all rights of redemption that have accrued to Grantors by virtue of a judicial foreclosure sale completed in Klamath County Circuit Court, Case No. 16CV20831.

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 this 10 day of May, 2018. By Grantor: Laura E Olsen
Grantor Signature:
Laura E Olsen
Print Grantor Name:

STATE OF Oregon
COUNTY OF Jackson

On May 10, 2018 before me, Rebel Joy Armantrout personally appeared Laura E Olsen, 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 Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Rebel Joy Armantrout (seal)
Name:

Rebel Armantrout

