

2018-006618

Klamath County, Oregon

05/31/2018 09:55:00 AM

Fee: \$62.00

After Recording, Return To:  
MORTGAGE CONNECT, LP  
260 AIRSIDE DRIVE  
MOON TOWNSHIP, PA 15108  
File No. 962758

**Grantee(s) Tax-Mailing Address:**  
**7555 KRESS DRIVE, KLAMATH FALLS OR, 97603**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**R602583 Map No. R-3910-031B0-01300-000**

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**GENERAL WARRANTY DEED**

**Nicholas B. Card, a married man**, hereinafter grantor, whose tax-mailing address is **7555 KRESS DRIVE, KLAMATH FALLS OR, 97603**, for \$0.00 (Zero dollars and no cents) in consideration paid, grants, with general warranty covenants to **Nicholas B. Card and Amanda Card, husband and wife**, hereinafter grantee, whose tax mailing address is **7555 KRESS DRIVE, KLAMATH FALLS OR, 97603**, the following real property:

**SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION**

Prior instrument reference: **2016-011924** recorded on **11/8/2016**.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Executed by the undersigned on 5/24, 2018:

*Nicholas B. Card*  
Nicholas B. Card

STATE OF OREGON  
COUNTY OF KLAMATH

The foregoing instrument was acknowledged before me on MAY 24, 2018 by **Nicholas B. Card** who is personally known to me or has produced DRIVER'S LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

*Jo Ann Rue Siebecke*  
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.

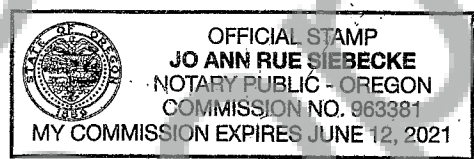


EXHIBIT A  
LEGAL DESCRIPTION

All that certain lot or piece of ground situated in KLAMATH COUNTY, OREGON.

Lot 9 in Block 2 of HENLEY ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Account No. R602583 / Map No. R-3910-031B0-01300-000

Unofficial  
Copy

Until a change is requested all tax statements shall  
be sent to the following address:

Wells Fargo Real Estate Tax Service  
1 Home Campus  
Des Moines, IA 50328

RETURN TO:

962758 ~~Bank, N.A.~~  
Mortgage Connect, LP  
260 Airside Drive  
Moon Township, PA 15108

**Tax Account Number:** R602583

**True and Actual Consideration is:** \$243,000.00

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## Deed of Trust

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**Date of Document:** May 24, 2018

**Borrower/Grantor(s):** Nicholas B. Card and Amanda Card

**Borrower Address:** 7555 KRESS DR, KLAMATH FALLS, OR 97603

**Lender/Grantee:** Wells Fargo Bank, N.A.

**Lender Address:** 2701 Wells Fargo Way, Minneapolis, MN 55467-8000

**Trustee:** Fidelity National Title Ins Co

**Trustee Address:** 10540 S.E. Stark, Portland, OR 97216

