

2019-001237

Klamath County, Oregon

02/08/2019 11:37:01 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:
Shapiro & Sutherland, LLC
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683
Telephone: (360) 260-2253
S&S # 18-123844

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Wells Fargo Bank, N.A., herein after called the grantor, for the consideration hereinafter stated, to grantor paid by Federal National Mortgage Association, hereinafter called the grantee, does hereby bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditament and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 17 in Block 8 of ELDORADO ADDITION, to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

more commonly known as: 1908 N Eldorado Avenue, Klamath Falls, OR 97601

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except covenants, conditions, restrictions and easements of record and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The consideration paid for this transfer, stated in terms of dollars, is \$10.00 (TEN DOLLARS). However, the consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

SEND FUTURE TAX STATEMENTS TO:
Federal National Mortgage Association
P.O. Box 650043
Dallas, TX 75265

CONSIDERATION AMOUNT: \$10.00

In Witness Whereof, the grantor has executed this instrument this 29th day of January, in the year 2019; if a corporate grantor, it has caused its name to be signed and by its officers or attorney-in-fact, duly authorized thereto by order of its board of directors.

Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORSs 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.

Wells Fargo Bank, N.A.

Denise Goldston

Name: Denise Goldston

Title: Vice President Loan Documentation

Company: Wells Fargo Bank, N.A.

Date: 01/29/2019

North Carolina

Wake County

I, Crystal D Fore, a Notary Public of Wake County and State of North Carolina, do hereby certify that Denise Goldston personally came before me this 29th day of January, 2019 and acknowledged that she is the Vice President Loan Documentation, of Wells Fargo Bank, N.A., and that she, as Vice President Loan Documentation, being authorized to do so, executed the foregoing on behalf of Wells Fargo Bank, N.A.

Witness my hand and official seal, this 29th day of January, 20 19

Crystal D Fore

Crystal D. Fore Notary Public

My commission expires 02-09-2019

Crystal D Fore
NOTARY PUBLIC
Wake County, NC
My Commission Expires 2-9-19

S&S # 18-123844