

241385 AM

After recording return to:
Orange Coast Lender Services
1000 Commerce Drive, Suite 520,
Pittsburgh, PA 15275 584746

2019-005781

Klamath County, Oregon

05/23/2019 01:30:01 PM

Fee: \$92.00

Until a change is requested,
all tax statements shall be sent
to the following address:
2730 Heritage Court

Klamath Falls, OR 97603

**SPECIAL WARRANTY DEED
(OREGON)**

Wells Fargo Bank N.A. Grantor, conveys and specially warrant(s) to **Brent Loren Thomas, A**
Single Man as an Individual, Grantee, the following described real property free of
encumbrances created or suffered by the Grantor as specifically set forth herein:

See Attached Exhibit A

This property is free of all encumbrances created, EXCEPT: N/A

The true consideration for this conveyance is **\$138,057.00**.

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 1, 2019

Wells Fargo Bank N.A.

By: Lance Draeger
Its: **LANCE DRAEGER**
Vice President Loan Documentation

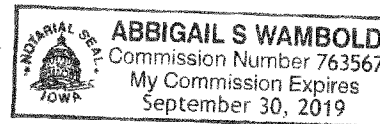
By: China Lem
Its: **CHINA LEM**
Vice President, Loan Documentation

State of Iowa

County **Dallas**

On this 1 day of May, A.D., 2019, 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 VPLD (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.

Abigail S Wambold (Signature) (Stamp or Seal)
Notary Public



State of Iowa

County **Dallas**

On this 1 day of May, A.D., 2019, before me, a Notary Public in and for said county, personally appeared China Lem to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said **Wells Fargo Bank, N.A.**, by authority of its board of (directors or trustees) and the said (officer's name) China Lem acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Abigail S Wambold (Signature) (Stamp or Seal)
Notary Public

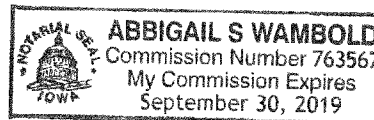


Exhibit "A"

Lot 2 Block 3, Tract 1096 Americana, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Commonly known as: 5556 State Street, Klamath Falls OR 97603