

2019-006419

Klamath County, Oregon

06/07/2019 01:15:00 PM

Fee: \$92.00

After recording return to:
Boston National Title

Until a change is requested,
all tax statements shall be sent
to the following address:
Blue Sky Investment LLC
314 S 7th St., PMB #124, Klamath Falls, OR 97601

**SPECIAL WARRANTY DEED
(OREGON)**

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

*** a Delaware Limited Liability Company*

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.

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

The true consideration for this conveyance is **\$77,333.00 (Seventy Seven Thousand Three Hundred Thirty Three Dollars and Zero Cents).**

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: 31 day of May, 2019

Wells Fargo Bank, N.A.

DALTON BOERNER 5/31/19

By: DALTON BOERNER
Its: Vice President Loan Documentation

TONYA AMERINE 5/31/19

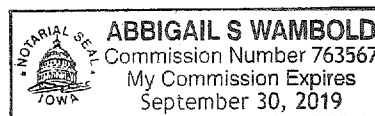
By: TONYA AMERINE
Its: Vice President, Loan Documentation

State of Iowa

County Dallas

On this 31st day of May, A.D., 2019, before me, a Notary Public in and for said county, personally appeared Dalton Boerner, 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) Dalton Boerner acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Abbigail Wambold (Signature) (Stamp or Seal)
Notary Public



State of Iowa

County Dallas

On this 31st day of May, A.D., 2019, before me, a Notary Public in and for said county, personally appeared Tonya Amerine, 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) Tonya Amerine acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Abbigail Wambold (Signature) (Stamp or Seal)
Notary Public

