

2019-007267

Klamath County, Oregon

06/28/2019 08:58:02 AM

Fee: \$97.00

Until a change is requested,
all tax statements shall be sent
to the following address:
Clifford R. Wells
3612 Old Midland Rd., Klamath Falls, OR 97603

Actual Consideration: \$115,050.00

**SPECIAL WARRANTY DEED
(OREGON)**

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

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, BEING A TRACT OF LAND TOGETHER WITH AN INGRESS-EGRESS EASEMENT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST BOUNDARY OF THAT TRACT OF LAND CONVEYED TO SHASTA VIEW IRRIGATION DISTRICT, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 29 BEARS NORTH 22 DEGREES 58 MINUTES 32 SECONDS EAST 3588.02 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES EAST, ALONG SAID BOUNDARY, 309.00 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES WEST 310.00 FEET TO THE CENTERLINE OF A 30 FOOT WIDE EASEMENT (SAID EASEMENT EXTENDING FROM THIS POINT SOUTH 01 DEGREES 23 MINUTES WEST 365 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NORTHWEST 1/4 SOUTHEAST 1/4); THENCE CONTINUING SOUTH 89 DEGREES 23 MINUTES WEST 65.00 FEET; THENCE NORTH 00 DEGREES 37 MINUTES WEST 309.00 FEET; THENCE NORTH 89 DEGREES 23 MINUTES EAST 375.00 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON A SOLAR OBSERVATION. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS SITUATE IN THE NORTHWEST 1/4 SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, AS DISCLOSED BY MAJOR LAND PARTITION 8-85. THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST BOUNDARY OF THAT TRACT OF LAND CONVEYED TO SHASTA VIEW IRRIGATION DISTRICT, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 29 BEARS NORTH 22 DEGREES 58 MINUTES 32 SECONDS EAST 3588.02 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES EAST, ALONG SAID BOUNDARY, 309.00 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES WEST 310.00 FEET TO THE CENTERLINE OF THE 30 FOOT WIDE EASEMENT; THENCE EXTENDING FROM THIS POINT

AmeriTitle 270195420

SOUTH 01 DEGREES 23 MINUTES WEST 365 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NORTHWEST ¼ SOUTHEAST ¼. ALSO TOGETHER WITH THAT CERTAIN ROADWAY EASEMENT RECORDED MARCH 4, 1980 IN BOOK M-80 AT PAGE 4115, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, TO WIT: AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTHERLY 50 FEET OF THE SOUTH ½ OF THE SOUTHWEST ¼ AND THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 29, TOWNSHIP 40 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON. ALSO TOGETHER WITH AN EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS AND A RIGHT OF WAY FOR PUBLIC UTILITIES OVER THE OLD ROADWAY, RECORDED JUNE 28, 1978 IN BOOK M-78 AT PAGE 13889, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL 1: THE NORTH 40 FEET OF THE NORTHEAST 1/4 NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON. PARCEL 2: THE NORTH 20 FEET OF THAT PORTION OF LOT 4 LYING NORTHEASTERLY OF THE MALIN-BONANZA HIGHWAY; THE SOUTHEAST 1/4 SOUTHWEST 1/4 OF SECTION 30. TOWNSHIP 40 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON. PARCEL 3: THE SOUTH 20 FEET OF THE SOUTH 1/2 OF LOT 3 AND THE NORTHEAST 1/4 SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

This property is free of all encumbrances created, EXCEPT:

N/A

The true consideration for this conveyance is **\$115,050.00 (One Hundred Fifteen Thousand Fifty 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: 19 day of June, 2019

Wells Fargo Bank, N.A.

[Signature] 6/19/19

By: TONYA AMERINE
Its: Vice President, Loan Documentation

[Signature] 6-19-19

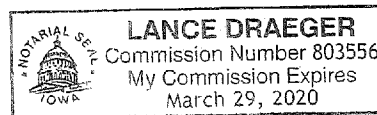
By: ERIC RETZLAFF
Its: Vice President Loan Documentation

State of Iowa

County Dallas

On this 19 day of June, 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.

[Signature] (Signature)
Notary Public

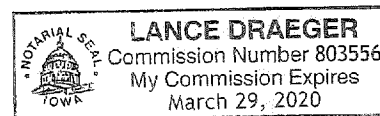


State of Iowa

County Dallas

On this 19 day of June, A.D., 2019, before me, a Notary Public in and for said county, personally appeared Eric Retzlaff, 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) Eric Retzlaff acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature)
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. Commitment Number: OR18100166