

AmeriTitle 2 10 99 1 AM
WHEN RECORDED MAIL TO
MTC Aldridge Pite, LLP
111 SW Columbia Street #950
Portland, OR 97201

2019-008154

Klamath County, Oregon

07/19/2019 01:15:06 PM

Fee: \$92.00

MAIL TAX STATEMENT TO:
Secretary of Housing and Urban Development of
Washington D.C.
451 7th Street SW, Room 5143
Washington, DC 20410

Space Above For Recorder's Use

APN: R-3909-001BC-03200-000 // R507491
TS No: 026327-OR
FHA NO.: 411-026364

WARRANTY DEED

The consideration for this conveyance is other value given, as hereby duly recognized between Grantor and Grantee

Grantor: **Wells Fargo Bank, N.A.**
Grantee: **Secretary of Housing and Urban Development, his Successors and Assigns**

Grantor conveys and warrants to Grantee the following described real property, free of encumbrances except as specifically set forth herein: **A parcel of land being a portion of the SW1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point 660 feet East and 462 feet North of an iron pin driven into the ground near the Southwest corner of the NW1/4 of Section 1, MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.**

Commonly known as: **2170 OGDEN ST, KLAMATH FALLS, OR 97603**

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.

Wells Fargo Bank, N.A.

Tina Richardson

Name: Tina Richardson

Title: Vice President Loan Documentation

Company: Wells Fargo Bank, N.A.

Date: 05/03/2018

North Carolina
Wake County

I, Takeya Smith, a Notary Public of Wake County and State of North Carolina, do hereby certify that Tina Richardson personally came before me this 3rd day of May, 2018 and acknowledged that she is the Vice President Loan Documentation, of Wells Fargo Bank, NA., 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 3rd day of May, 20 18.

Takeya Smith
Takeya Smith Notary Public

My commission expires 12-18-2019

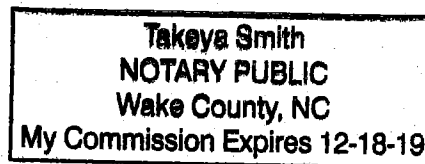


EXHIBIT "A"

A parcel of land being a portion of the SW1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 660 feet East and 462 feet North of an iron pin driven into the ground near the Southwest corner of the NW1/4 of Section 1, in Township 39 South, Range 9 East of the Willamette Meridian, on the property of Otis V. Saylor, which iron pin is 30 feet East of the center of a roadway intersecting the Dalles-California Highway from the North, and 30 feet North of the center of said Highway; thence West 330 feet; thence North 132 feet; thence East 330 feet; thence South 132 feet to the place of beginning.