

2019-013816

Klamath County, Oregon

11/26/2019 12:17:01 PM

Fee: \$92.00

Until a change is requested,
all tax statements shall be sent
to the following address:
Vincent M. Cowan
62744 Hwy 140E, Bly, OR 97622

**SPECIAL WARRANTY DEED
(OREGON)**

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

And more accurately described as: PARCEL 1: Lots 1, 2 and 3, Block 3 of NORTH BLY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and adjoining sixty foot vacated Stewart Street, vacated by Order of Vacation recorded July 22, 1955 in Volume 276, page 160, Deed Records of Klamath County, Oregon. PARCEL 2: Vacated Lots 10, 11 and 12 of Block 3; Vacated Lots 1, 2, and 3 of Block 4, together with the vacated portion of Garden Avenue adjacent thereto in the vacated portion of NORTH BLY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, vacated by order filed January 16, 1952 in Klamath County Commissioners Journal 21 page 158. PARCEL 3: The adjoining 60 foot vacated Stewart Street adjacent to: Vacated Lots 10, 11 and 12 of Block 3; Vacated Lots 1, 2, and 3 of Block 4, together with the vacated portion of Garden Avenue adjacent thereto in the vacated portion of NORTH BLY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, vacated by order filed January 16, 1952 in Klamath County Commissioners Journal 21 page 158.

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

The true consideration for this conveyance is **\$80,000.00 (Eighty Thousand 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: 1 day of Nov., 2019

Wells Fargo Bank, N.A.

D. Boerner 11.1.19

By: DALTON BOERNER

Its: Vice President Loan Documentation

L. Draeger 11.1.19

By: LANCE DRAEGER

Its: Vice President Loan Documentation

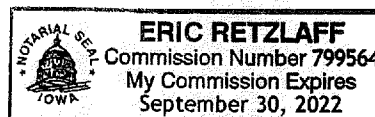
State of Iowa

County Dallas

On this 1st day of Nov., 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 Vice President Loan Documentation (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.

[Signature] (Signature)
Notary Public



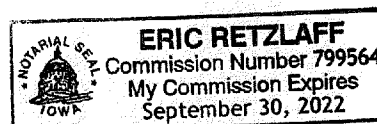
State of Iowa

County Dallas

On this 1st day of Nov., 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 Vice President Loan Documentation (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.

[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: OR19100410