

'02 FEB 28 AM 11:34

Vol M02 Page 12171**After Recording Return To:**

Key Title Company
744 NE 7th Street
P.O. Box 1960
Grants Pass OR 975260167

Send Tax Statements To:

Tonya K. Herbst
4211 Myrtlewood Drive
Klamath Falls OR 97603



Title Order No. 00054256
Escrow No. 26-33813

Tax Account No.

State of Oregon, County of Klamath
Recorded 02/28/2002 11:34a m.
Vol M02, Pg 12171-12172
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

SPECIAL WARRANTY DEED

(ORS 93.855)

Federal National Mortgage Association, a corporation, Grantor, conveys and specially warrants to Tonya K. Herbst, an estate in fee simple, Grantee the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

See Exhibit 'A' attached hereto and by reference made a part hereof.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$84,900.00

Dated this 25 day of February, 2002

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By:

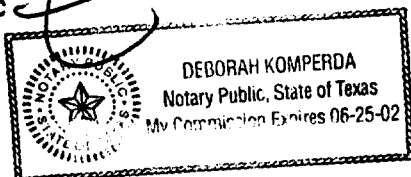
Cheryl Young
Vice President

State of TX, County of Dallas)ss.

This instrument was acknowledged before me on Feb 25, 2002
by Cheryl Young, as _____, of Federal National
Mortgage Association.

Notary Public

My commission expires: _____



Title No. Escrow No. 26-33813

12172

EXHIBIT 'A'**Legal Description:**

Lot 9, Block 5, Tract No. 1007, WINCHESTER, in the County of Klamath, State of Oregon.

Subject to:

Conditions, restrictions and/or setbacks, as shown on the recorded plat of Tract No. 1007, Winchester.

The subject property lies within the boundaries of the Klamath Irrigation District and is subject to the levies and assessments thereof.

The subject property lies within the boundaries of the South Suburban Sanitary District and is subject to the levies and assessments thereof.

The subject property lies within the boundaries of the Klamath County Drainage District and is subject to the levies and assessments thereof.

Covenants, conditions, restrictions, easements, and/or setbacks, imposed by instrument, including the terms and provisions thereof,

Recorded: September 21, 1970

Book: M-70

Page: 8316

NOTE: This exception omits from said instrument any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 USC 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 USC 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.