

Vol M02 Page 37745**After Recording Return To:**

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

Send Tax Statements To:

Randy Weishaupt
6216 Katie Lane
Klamath Falls OR 97603



Title Order No.
Escrow No. 26-34355

Tax Account No.

State of Oregon, County of Klamath
Recorded 07/01/2002 2:54 p. m.
Vol M02, Pg 37745-46
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 **Randy Weishaupt, 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 \$113,900.00.

Dated this 26 day of June, 2002.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

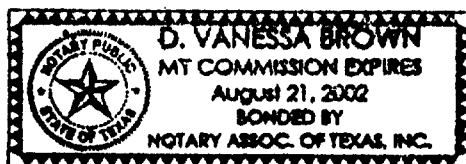
By: Patricia Manson Vice President

State of TX, County of Dallas)ss.

This instrument was acknowledged before me on June 21st, 2002
by Patricia Manson, as Vice President, of Federal
National Mortgage Association.

D. Vanessa Brown
Notary Public

My commission expires: _____



Title No. Escrow No. 28-34355

37746

EXHIBIT 'A'Legal Description:

Lot 8, Tract 1304, PLEASANT VISTA, in the County of Klamath, State of Oregon.

SPECIAL EXCEPTIONS:

1. Conditions, restrictions and/or setbacks, as shown on the recorded plat of Tract 1304, Pleasant Vista.
2. The subject property lies within the boundaries of the Enterprise Irrigation District and is subject to the levies and assessments thereof.
3. The subject property lies within the boundaries of the South Suburban Sanitary District and is subject to the levies and assessments thereof.
4. The subject property lies within the boundaries of the Klamath County Drainage District and is subject to the levies and assessments thereof.
5. Agreement, including the terms and provisions thereof,
Between: Klamath Basin Improvement District
And: Jerry O. and Elizabeth Anderson, Anderson Loving Trust
Recorded: March 2, 1998
Book: M98
Page: 6735
Regarding: Release of Water Rights
6. Covenants, conditions, restrictions, easements, and/or setbacks, Imposed by Instrument, including the terms and provisions thereof,
Recorded: November 6, 1998
Book: M98
Page: 40708

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.

The above covenants, conditions and restrictions were re-recorded to,

Recorded: December 31, 1998
Book: M98
Page: 47842

7. Covenants, conditions, restrictions, easements, and/or setbacks, Imposed by Instrument, including the terms and provisions thereof,
Recorded: June 4, 1999
Book: M99
Page: 22066