

Vol M02 Page 51907

After Recording Return To:
 Key Title Company
 744 NE 7th Street
 P.O. Box 1960
 Grants Pass OR 975260167

Send Tax Statements To:
 Trudy C. Maffioli
 1511 Dayton Street
 Klamath Falls OR 97603



Title Order No.
 Escrow No. 26-35366

Tax Account No.

State of Oregon, County of Klamath
 Recorded 09/12/2002 2:10 P. m.
 Vol M02, Pg 51907-08
 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 Trudy C. Maffioli and Donald J. Maffioli, as tenants by the entirety, 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 \$133,500.00

Dated this 6th day of September, 2002.

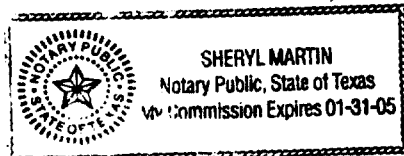
FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: [Signature]
 Patricia Manson Vice President

State of OR, County of Dalles)ss.

This instrument was acknowledged before me on September 6, 2002
 by Patricia Manson Vice President, as
[Signature] of Federal National Mortgage Association.

[Signature] My commission expires: _____
 Notary Public



Title No. Escrow No. 26-35366

EXHIBIT 'A'**51908****Legal Description:**

Lot 7, Block 2, FOREST GREEN SUBDIVISION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Subject to:

2002-2003 Real Property Taxes, a lien in an amount to be determined, but not yet payable.

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

Conditions, restrictions and/or setbacks, as shown on the recorded plat of Forest Green Subdivision.

Setbacks, as shown on the recorded plat,

Affects: 20 foot building set back from front lot line.

An easement created by instrument, including the terms and provisions thereof,

Recorded: December 21, 1961

Book: 334

Page: 439

In favor of: Albert Morshouse, et ux

For: Access road 30 feet in width

An easement created by instrument, including the terms and provisions thereof,

Recorded: March 29, 1966

Book: M-66

Page: 2715

In favor of: Pacific Power & Light Company

For: Installation of one anchor and guy on the SE 1/4 SE 1/4 of Section 25, Township 39 South, Range 7 EWM.