

-ASPEN: 54937

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State of Oregon, County of Klamath

Recorded 10/18/2002 1:20 P m.

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Title Order No. 54937

Escrow No. 26-34935

**After Recording Return To:**

Key Title Company

744 NE 7th Street

P.O. Box 1960

Grants Pass OR 975260167

**Send Tax Statements To:**

David M. Cowan

1911 Eldorado Avenue

Klamath Falls OR 97601



Tax Account No. R172958

**SPECIAL WARRANTY DEED**

(ORS 93.855)

**Federal National Mortgage Association, a Texas corporation, Grantor,** conveys and specially warrants to **David M. Cowan and Theresa E. Cowan, 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 \$80,000.00

Dated this 16 day of October, 2002.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: [Signature]

Vice President

State of TX, County of Dallas )ss.

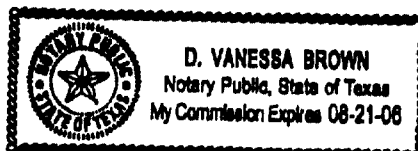
This instrument was acknowledged before me on October 16, 2002 by [Signature], as

Vice President

of Federal National Mortgage Association.

[Signature]  
Notary Public

My commission expires: \_\_\_\_\_



02 OCT 18 PM 1:20

Title No. 54937

Escrow No. 26-34935

59671

**EXHIBIT 'A'**Legal Description:

The Southerly 17 feet of Lot 31, All of Lot 30 and the Northerly 19 feet of Lot 29, Block 17,  
ELDORADO HEIGHTS< according to the official plat thereof on file in the office of the Clerk of  
Klamath County, Oregon.

Subject to:

Municipal liens, if any, imposed by the City of Klamath Falls.

Conditions, restrictions and/or setbacks, as shown on the recorded plat of Eldorado Heights.

Easements as delineated on the recorded plat,

For: Utility easement along side and back lot lines