

Aspen 56063

03 JUN 30 PM 3:54

Vol M03 Page 45221**After Recording Return To:**

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

Send Tax Statements To:

Mary E. Stuart
4848 Glenwood Drive
Klamath Falls OR 97603



Title Order No. 00056063
Escrow No. 26-37316

Tax Account No.

State of Oregon, County of Klamath
Recorded 06/30/2003 3:54 p. m
Vol M03 Pg 45221-22
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 **Mary E. Stuart, 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 \$94,500.00

Dated this 22 day of May, 2003.

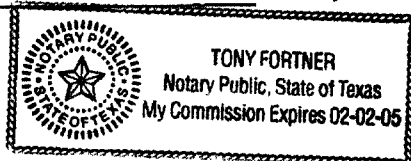
FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: [Signature]
C. E. Young
President

State of Texas, County of Dallas)ss.

This instrument was acknowledged before me on May 22, 2003
by _____, as _____, of Federal National
Mortgage Association. C. E. Young
President

[Signature] My commission expires: _____
Notary Public



26 A

Title No. 00056063

Escrow No. 26-37316

EXHIBIT 'A'

45222

Legal Description:

Lot 25, Block 6, GATEWOOD, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Subject to:

Exceptions 2, 3, 4, 5, 6 and 7 of Aspen Title & Escrow, Inc. Preliminary Title Report No. 00056063