

04 APR 20 PM 3:09

NTT-641240

Vol M04 Page 23464

State of Oregon, County of Klamath
 Recorded 04/20/2004 3:09 p m
 Vol M04 Pg 23464-65
 Linda Smith, County Clerk
 Fee \$ 26⁰⁰ # of Pgs 2



After Recording Return To:
 Ticor Title
 744 NE 7th Street
 PO Box 1960
 Grants Pass OR 97526-0167

Send Tax Statements To:
 Anthony S. Whitlatch
 15622 Greenwing Loop
 Klamath Falls OR 97601

Title Order No.
 Escrow No. 26-44093
 Tax Account No.

SPECIAL WARRANTY DEED
 (ORS 93.855)

Federal National Mortgage Association, a corporation, Grantor, conveys and specially warrants to Anthony S. Whitlatch and Melody H. Whitlatch, 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 \$127,900.00.

Dated this 15 day of April, 2004

FEDERAL NATIONAL MORTGAGE ASSOCIATION

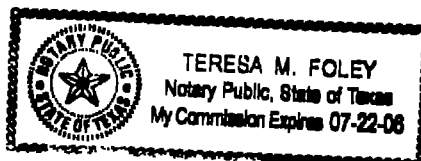
By: [Signature] Cheryl Young
Vice President

State of OR, County of Klamath)ss.

This instrument was acknowledged before me on 4/15, 2004
 by Cheryl Young of Federal National
 Mortgage Association. Vice President

Notary Public [Signature]

My commission expires: _____



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23465

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 3 in Block 30, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

A parcel of land, situated in the SE1/4 of the NE1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point at the E1/4 corner of Section 1 on the Range line between Range 7 and 8 East of the Willamette Meridian, Klamath County, Oregon, being the Southeasterly corner of that parcel of land described in Volume M78 at page 11504, Microfilm Records of Klamath County, Oregon, thence North 00 degrees 03' 59" West 808.09 feet to the true point of beginning of this description, thence West 113 feet, thence North 388 feet, more or less, to the North line of that certain property described in Volume M78 at page 11504, Microfilm Records of Klamath County, Oregon; thence North 89 degrees 56' 01" East along said North line 113 feet more or less to a 5/8 inch iron rod on the range line between Ranges 7 and 8 East of the Willamette Meridian, Klamath County, Oregon; thence South 00 degrees 03' 59" East 388 feet, more or less, to the point of beginning.

PARCEL 3:

A parcel of land situated in the SE1/4 of the NE1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Lot 1 in Block 2 of Keno Whispering Pines; thence West 145 feet, thence North 533 feet more or less to the North line of that certain property described in Volume M78 at page 11504, Microfilm Records of Klamath County, Oregon; thence North 89 degrees 56' 01" East along said North line 51 feet more or less to the Northwest corner of that parcel described in Volume M78 at page 21396, Microfilm Records of Klamath County, Oregon; thence South along the West line of said parcel 388 feet, thence East 113 feet more or less to the West line of Block 30 of Tract 1081 - Fifth Addition to Klamath River Acres, thence South 144.95 feet, more or less to the point of beginning.

Tax Account No.: 4008-006BC-01500-000
Tax Account No.: 4007-001A0-03601-000
Tax Account No.: 4007-001A0-03602-000

Key No.: 623043
Key No.: 870622
Key No.: 872645