

04 MAY 13 PM 3:23

NJC-63917

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State of Oregon, County of Klamath
 Recorded 05/13/2004 3:23 p.m.
 Vol M04 Pg 29612-13
 Linda Smith, County Clerk
 Fee \$ 20- # 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:

James A. Ludwig
 4980 Gatewood Drive
 Klamath Falls OR 97603

Title Order No.
 Escrow No. 26-43884
 Tax Account No.

SPECIAL WARRANTY DEED

(ORS 93.855)

Federal National Mortgage Association, a corporation, Grantor, conveys and specially warrants to James A. Ludwig and Sharity L. Ludwig, 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 \$123,000.00.

Dated this 11 day of May, 2004

FEDERAL NATIONAL MORTGAGE ASSOCIATION

Cheryl Young
Vice President

By: _____

State of Texas, County of Dallas)ss.

This instrument was acknowledged before me on May 11, 2004
 by Cheryl Young, of Federal National
 Mortgage Association. Vice President

Notary Public _____

My commission expires: _____



260 AM

Title No. Escrow No. 26-43884

29613

EXHIBIT 'A'

Legal Description:

Lot 3 in Block 4 of Tract 1035 -- Gatewood, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

Exceptions