

04 SEP 3 PM 3:14

MTC - 64233

Vol M04 Page 59279

State of Oregon, County of Klamath
Recorded 09/03/04 3:14 P m
Vol M04 Pg 59279-80
Linda Smith, County Clerk
Fee \$ 24 # 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:
Timothy W. DeSpain, Sr.
PO Box 7026
Redwood City CA 94063

Title Order No. 0064233
Escrow No. 26-44242
Tax Account No.

SPECIAL WARRANTY DEED
(ORS 93.855)

Federal National Mortgage Association, a corporation, Grantor, conveys and specially warrants to Timothy W. DeSpain, Sr. and Lela A. DeSpain, 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 \$211,500.00.

Dated this 30 day of August, 2004

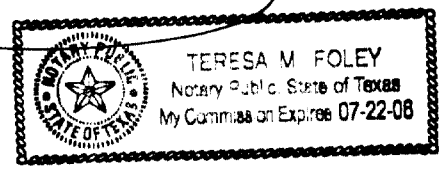
FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: [Signature]
Cheryl Young
Vice President

State of Texas, County of Dallas)ss. [Signature]

This instrument was acknowledged before me on August 30, 2004
by Cheryl Young, of Federal National
Mortgage Association.
Vice President

Notary Public [Signature] My commission expires: _____



260 am

Title No. 0064233

Escrow No. 26-44242

59280

EXHIBIT 'A'Legal Description:

A piece of parcel of land situate in portions of Government Lots 1 and 2 in Section 34, Township 40 South, Range 8 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the Southeasterly right-of-way line of U.S. Highway 97 as the same is presently located and constructed, from which point the meander corner of the 1858 Meander Line common to Sections 27 and 34, Township 40 South, Range 8 East of the Willamette Meridian bears North 15 degrees 58'10" West 174.6 feet distant; thence South 15 degrees 58'10" East along the adjusted 1858 Meander Line, as established during Record Survey No. 1938, 19.1 feet to Angle Point No. 1; thence South 31 degrees 07'05" West along said Meander line 808.45 feet to Angle Point No. 2; thence South 23 degrees 06'50" East along said meander line 769.6 feet to Angle Point No. 3; thence South 5 degrees 38'20" West along said meander line 300.00 feet to a point; thence North 57 degrees 38' West 931.63 feet to a point on the Southerly right of way line of U.S. Highway 97 as the same is presently located and constructed; thence North 32 degrees 22'00" East along said Southeasterly right-of-way line 1,641.36 feet to the point of beginning.

Said parcel is also referred to as Parcel 1 of Land Partition 14-86.

Subject to:

NONE

Unofficial
Copy