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State of Oregon, County of Klamath
Recorded 01/05/2005 10:49 a.m.
Vol M05 Pg 00956-57
Linda Smith, County Clerk
Fee \$ 26.00 # 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:
Donna D. Wagner
3641 Emerald St
Klamath Falls OR 97601

Title Order No.
Escrow No. 26-48095
Tax Account No.

Aspen: 600421
SPECIAL WARRANTY DEED
(ORS 93.855)

Fannie Mae, a corporation, Grantor, conveys and specially warrants to Donna D. Wagner, 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 \$71,500.00.

Dated this _____ day of _____, _____.

FANNIE MAE

[Signature]
By: Belinda Ferguson
Assistant Vice President

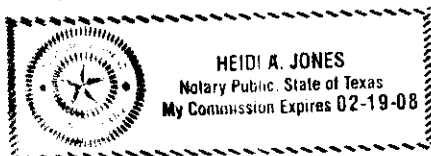


State of OR, County of Klamath)ss.

This instrument was acknowledged before me on _____, 2004
by _____, as _____, of Fannie Mae.

[Signature]
Notary Public

My commission expires: _____



2600

Title No.

Escrow No. 26-48095

00957

EXHIBIT 'A'

Legal Description:

Lot 23, Block 7, STEWART ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Subject to:

NONE