

05 JAN 21 AM 10:33

JAN. 10. 2005 2:32PM

TICOR-TITLE

NO. 568 P. 11

Vol M05 Page 04553

State of Oregon, County of Klamath  
Recorded 01/21/05 10:33 a m  
Vol M05 Pg 04553-54  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2



ASPEN: 60009  
**TICOR TITLE™**

**After Recording Return To:**  
Aspen Title & Escrow  
525 Main St.  
Klamath Falls OR 97601

**Send Tax Statements To:**  
Robert A. Fletcher  
PO Box 7509  
Klamath Falls OR 97602

Title Order No.  
Escrow No. 26-47246  
Tax Account No.

### SPECIAL WARRANTY DEED

(ORS 93.855)

Federal National Mortgage Association, a corporation, Grantor, conveys and specially warrants to Robert A. Fletcher, 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 \$74,900.00.

Dated this 11 day of Jan, 2005.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By:

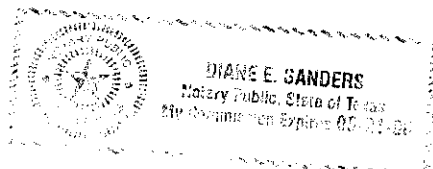
Cheryl Young  
Vice President

State of OR, County of Klamath )ss.

This instrument was acknowledged before me on Jan 11, 2005  
by Cheryl Young of Federal National Mortgage  
Association. Vice President

Notary Public

My commission expires: \_\_\_\_\_



26.00

The Southeasterly 60 feet of the Northeasterly 36 feet of Lot 8 and the Southeasterly 60 feet of Lots 9 and 10, Block 16, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.