

MTZ-67101

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State of Oregon, County of Klamath
Recorded 04/06/2005 3:00 p m
Vol M05 Pg 23759-60
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:
Russell Lantheaume
2440 Reclamation
Klamath Falls OR 97601

Title Order No. 0067101
Escrow No. 26-47575
Tax Account No.

SPECIAL WARRANTY DEED

(ORS 93.855)

Federal National Mortgage Association, a corporation, Grantor, conveys and specially warrants to Russell Lantheaume and Heather Lantheaume, 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 \$93,000.00.

Dated this 4 day of April, 2005

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____

State of Texas, County of Dallas)ss.

This instrument was acknowledged before me on April 4, 2005 by _____ as _____ of Federal National Mortgage Association

Notary Public

My commission expires: _____



DIANE E. SANDERS
Notary Public, State of Texas
My Commission Expires 08-21-03

2600 km

Title No. 0067101

Escrow No. 26-47575

23760

EXHIBIT 'A'Legal Description:**PARCEL 1:**

Lot 8 of Block 36 in BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-030AA-02600-000 Key No: 441631

PARCEL 2:

Lot 9 of Block 36 in BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-030AA-02700-000 Key No: 441659

Subject to:

The said property is free from encumbrances except:
COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES,
POWERS OF SPECIAL DISTRICTS AND EASEMENTS OF RECORD, IF ANY.