

05 APR 8 AM 10:12

APR. 4. 2005 3:31PM

TICOR-TITLE

NO. 236 P. 10/16

Vol M05 Page 24226



TICOR TITLE™

State of Oregon, County of Klamath
Recorded 04/08/2005 10:12 a.m
Vol M05 Pg 24226-27
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:
Gary E. Botts
3934 Kern St PO Box 842
Sacramento CA 95838 Gilchrist, OR
97737

Title Order No. 60189
Escrow No. 26-47627
Tax Account No.

SPECIAL WARRANTY DEED
(ORS 93.855)

Federal National Mortgage Association, a corporation, Grantor, conveys and specially warrants to Gary E. Botts and Muriel Anne Farmer, 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 \$89,900.00.

Dated this 5 day of April, 2005

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____

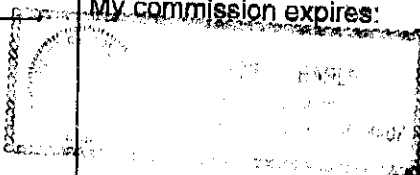
Cheryl Young
Vice President

State of Texas, County of Dallas)ss.

This instrument was acknowledged before me on April 5, 2005
by Cheryl Young of Federal National Mortgage
Association, Vice President

Notary Public

My commission expires: _____



216 *

EXHIBIT 'A'

Legal Description:

Lot 3, Block 3, JACK PINE VILLAGE, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 251 Map 2309-025AO TL 03800 Key #134269

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.