

2008-004721

Klamath County, Oregon



00043386200800047210020020

03/31/2008 03:45:34 PM

Fee: \$26.00



**After Recording Return To:**

Ticor Title  
744 NE 7th Street  
Grants Pass OR 97526

**Send Tax Statements To:**

Eric Horn  
PO Box 1183  
Klamath Falls OR 97601

Title Order No.  
Escrow No. 26-61897  
Tax Account No.

ATE = 65516

**SPECIAL WARRANTY DEED**

(ORS 93.855)

Federal National Mortgage Association, a corporation, Grantor, conveys and specially warrants to Eric Horn and Terri S. Horn, 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.**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

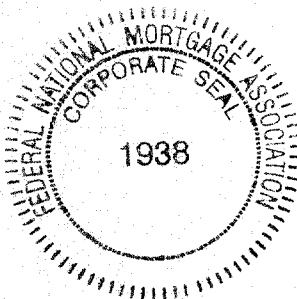
The true consideration for this conveyance is \$133,900.00.

Dated this 27 day of March, 2008.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: [Signature]  
Brandon Carter  
Assistant Secretary

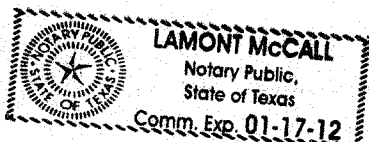
State of Texas, County of Dallas )ss.



This instrument was acknowledged before me Secretary 3/28, 2008  
by Brandon Carter as Assistant Secretary of Federal National Mortgage Association.

[Signature]  
Notary Public

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



#26-A

**Exhibit A**

A portion of Lots 1 and 2, Block 6, also known as the Northwesternly 45 feet of the Easterly 64.25 feet and the Northwesternly 37 feet of the Westerly 2 feet of Lot 1 and the Northwesternly 37 feet of the Easterly 10 feet of Lot 2, Block 6, ORIGINAL ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the point of Intersection of the line between Lots 1 and 8, Block 6, ORIGINAL TOWN OF LINKVILLE, now Klamath Falls, Oregon, with the Westerly line of Third Street; thence Southwesterly at right angles to Third Street 76 feet and 3 inches; thence Southeasterly parallel to Third Street 37 feet; thence Northeasterly at right angles to Third Street 12 feet; thence Southeasterly parallel to Third Street 8 feet; thence Northeasterly at right angles to Third Street 64 feet and 3 inches to Third Street; thence Northwesternly 45 feet to the point of beginning.

CODE 001 MAP 3809-032AC TL 06600 KEY #475676

Subject to:  
Exceptions