



12/02/2008 02:07:37 PM

Fee: \$26.00

ATE 66260



After Recording Return To:

Ticor Title
744 NE 7th Street
Grants Pass OR 97526

Send Tax Statements To:

Viki A. Points
5600 Mickshelly Circle
Klamath Falls OR 97603

Title Order No.
Escrow No. 26-64262
Tax Account No.

SPECIAL WARRANTY DEED
(ORS 93.855)

Federal National Mortgage Association, a corporation, Grantor, conveys and specially warrants to **Viki A. Points, 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.

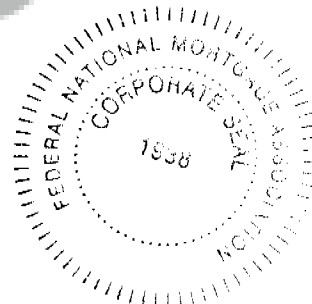
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 \$156,000.00.

Dated this 24 day of November, 2008.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: [Signature]
Colleen M. List
Assistant Secretary

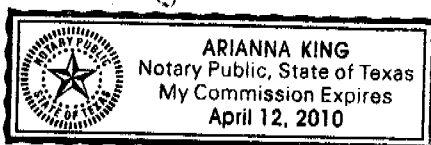


State of Texas, County of Dallas)ss.

This instrument was acknowledged before me on November 24, 2008
by Colleen M. List, Assistant Secretary, of Federal National Mortgage Association.

Notary Public

My commission expires: _____



#26 ATE

Title No.

Escrow No. 26-64262

EXHIBIT 'A'

Legal Description:

Lot 35, Tract No. 1439, PRAIRIE MEADOWS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Subject to:

Exceptions number 1 – 9 on Aspen Title & Escrow, Inc. Preliminary Title Report dated November 18, 2008

Unofficial
Copy