

2009-002576

Klamath County, Oregon



00061157200900025760020028

02/19/2009 03:06:47 PM

Fee: \$26.00



After Recording Return To:

Ticor Title
744 NE 7th Street
Grants Pass OR 97526

Send Tax Statements To:

Ronald D. Best
5811 North Hills Drive
Klamath Falls OR 97603

Title Order No.
Escrow No. 26-63440
Tax Account No.

ATE 66009

SPECIAL WARRANTY DEED

(ORS 93.855)

Federal National Mortgage Association, a corporation, Grantor, conveys and specially warrants to **Ronald X Best and Mignon B. Best, 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:

David M

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 \$244,900.00.

Dated this 4 day of February, 2009

FEDERAL NATIONAL MORTGAGE ASSOCIATION

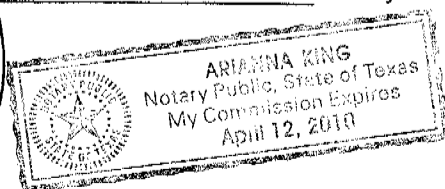
By: Colleen M. Liston
Assistant Secretary

State of Texas, County of Dallas)ss.

This instrument was acknowledged before me on February 4, 2009
by Colleen M. Liston, as Assistant Secretary of Federal National Mortgage Association.

Notary Public

My commission expires: _____



26 ATE

Title No.

Escrow No. 26-63440

EXHIBIT 'A'

Legal Description:

Lot 16, Tract No. 1441, SKY RIDGE ESTATES, PHASE 1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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.