



03/17/2009 11:49:00 AM

Fee: \$26.00



**After Recording Return To:**

Ticor Title  
744 NE 7th Street  
Grants Pass OR 97526

**ATE 65825**  
**Send Tax Statements To:**

Susan M. Brito  
P.O. Box 556  
Banks OR 97106

Title Order No.  
Escrow No. 26-62897  
Tax Account No.

**SPECIAL WARRANTY DEED**

(ORS 93.855)

**Federal National Mortgage Association, a corporation, Grantor,** conveys and specially warrants to **Susan M. Brito, 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 \$67,500.00.

Dated this \_\_\_\_\_ day of \_\_\_\_\_,

FEDERAL NATIONAL MORTGAGE ASSOCIATION

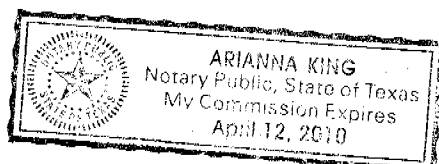
By: Colleen M. Liston  
Assistant Secretary

State of Texas, County of Dallas )ss.

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

Notary Public

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



# 26 ATE

Title No.

Escrow No. 26-62897

**EXHIBIT 'A'**

Legal Description:

Lot 10 in Block 1, JUNIPER ACRES, 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.