



00063368200900044360030031

RECORDING REQUESTED BY:

03/30/2009 11:43:45 AM

Fee: \$31.00

ATE 66010

GRANTOR'S NAME:
Federal National Mortgage Association

GRANTEE'S NAME:
Kevin Romtvedt

SEND TAX STATEMENTS TO:
Kevin Romtvedt
7691 Harpold Rd.
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Kevin M. Romtvedt
5982 Springcrest
Klamath Fall, OR 97603

Escrow No: 26-63441-TTJOS26

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Federal National Mortgage Association

Grantor, conveys and specially warrants to

Kevin M. Romtvedt, an estate in fee simple

Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS AN EXHIBIT "A"

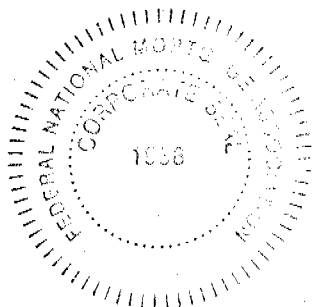
Subject to:

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.

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 \$210,000.00.

Dated _____; if a corporate grantor, it has caused its name to be signed by order of its board of directors.



Federal National Mortgage Association

BY: _____

Colleen M. Liston
Assistant Secretary

31 ATE

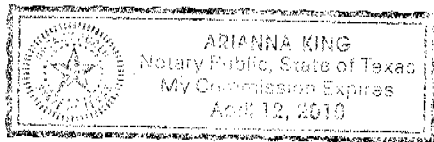
State of TEXAS

COUNTY of Dallas

This instrument was acknowledged before me on _____, 20____

by **Colleen M. Liston** _____, for Federal National Mortgage Association.

_____, Notary Public - State of ~~Oregon~~ *Texas*
My commission expires: _____



Order No.: 26-63441-TTJOS26

EXHIBIT "A"

Lot 1 of Tract No. 1344, SEVENTH ADDITION TO NORTH HILLS, Phase 1, according to the official plat there of on file in the office of the Clerk of Klamath County, Oregon.