

2009-007414

Klamath County, Oregon



00066798200900074140020021

05/28/2009 11:55:04 AM

Fee: \$26.00

RECORDING REQUESTED BY:

Ticor Title
744 NE 7th Street
Grants Pass, OR 97526

ATE 66559

GRANTOR'S NAME:

Federal National Mortgage Association

GRANTEE'S NAME:

James R. Vaughan

SEND TAX STATEMENTS TO:

James R. Vaughan
5529 Kellal Lane 8226 E Langell ~~Road~~ Valley Road
Klamath Falls, OR 97603 Bonanza, OR 97623

AFTER RECORDING RETURN TO:

James R. Vaughan
5529 Kellal 8226 E. Langell Valley Road
Klamath Falls, OR 97603 Bonanza, OR 97623

Escrow No: 26-65508-TTJOS26

5529 Kellal
Klamath Falls, OR 97603

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

James R. Vaughan

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

Lot 5, Tract No. 1439, PRAIRIE MEADOWS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

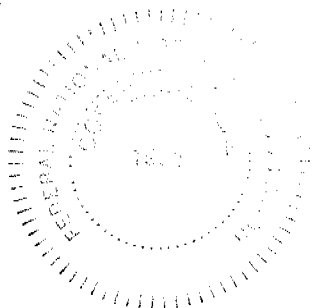
ENCUMBRANCES:

Subject to Covenants, Conditions, Restrictions, 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 195.338 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 216.010, 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 \$142,500.00.

Dated 5/22/09; 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

\$26 ATE

State of TEXAS

COUNTY of Dallas

This instrument was acknowledged before me on May 22, 2009

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

[Signature], Notary Public - State of Oregon Texas
My commission expires: _____

