

2009-008033

Klamath County, Oregon



00067523200900080330020028

RECORDING REQUESTED BY:

Ticor Title
744 NE 6th Street
Grants Pass, OR 97526

ATE 66060
GRANTOR'S NAME:

Federal National Mortgage Association

06/10/2009 10:24:59 AM

Fee: \$26.00

GRANTEE'S NAME:

Clay A. Garrison and Jillian T. Anastasi

SEND TAX STATEMENTS TO:

Clay A. Garrison and Jillian T. Anastasi
1845 Last Street
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Clay A. Garrison and Jillian T. Anastasi
1845 Last Street
Klamath Falls, OR 97601

Escrow No: 472609000398-TTJOS26

1845 Last Street
Klamath Falls, OR 97601

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

Clay A. Garrison and Jillian T. Anastasi

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

Lot 6, Block 77, BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

ENCUMBRANCES:

The said property if 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 \$86000.00.

Dated 6/5/09, if a corporate grantor, it has caused its name to be signed by order of its board of directors.



Federal National Mortgage Association

BY:

Arianna King
Arianna King
Assistant Secretary

#26 ATE

State of TEXAS

COUNTY of Dallas

This instrument was acknowledged before me on June 5, 2009
by Arianna King, for Federal National Mortgage Association.

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

