

2009-008984

Klamath County, Oregon



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06/30/2009 01:50:29 PM

Fee: \$26.00

RECORDING REQUESTED BY:

Ticor Title  
744 NE 7th Street  
Grants Pass, OR 97526  
**ATE 66589**  
GRANTOR'S NAME:  
Federal National Mortgage Association

GRANTEE'S NAME:

Christopher L. Riley and Kala M. Riley

SEND TAX STATEMENTS TO:

Christopher L. Riley and Kala M. Riley  
5130 Larch Lane  
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Christopher L. Riley and Kala M. Riley  
5130 Larch Lane  
Klamath Falls, OR 97601

Escrow No: 26-65401-TTJOS26

5130 Larch Lane  
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

Christopher L. Riley and Kala M. Riley, as tenants by the entirety

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

Lot 11, Tract No. 1416, THE WOODLANDS-PHASE 1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

ENCUMBRANCES:

The 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 \$175,000.00.

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

Federal National Mortgage Association

#26 ATE



BY:

**Chrissy Wilson**  
**Assistant Secretary**

State of TEXAS

COUNTY of Dallas

This instrument was acknowledged before me on

June 26, 2009

by

**Chrissy Wilson**

for Federal National Mortgage Association.

My commission expires

\_\_\_\_\_, Notary Public - State of Texas

