

2009-010213

Klamath County, Oregon



00070181200900102130030036

RECORDING REQUESTED BY:

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

07/28/2009 02:21:35 PM

Fee: \$31.00

GRANTOR'S NAME:

Federal National Mortgage Association

GRANTEE'S NAME:

Jason L. Hunsinger

SEND TAX STATEMENTS TO:

Jason L. Hunsinger  
5428 Harlan Drive  
Klamath Falls, OR 97603-7535

ATE 66741

AFTER RECORDING RETURN TO:

Jason L. Hunsinger  
5428 Harlan Drive  
Klamath Falls, OR 97603

Escrow No: 472609000591-TTJOS26

5428 Harlan Drive  
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

Jason L. Hunsinger, 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 Attached 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 \$94,900.00.

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:  Jason L. Hunsinger

H 31 ATE

State of TEXAS

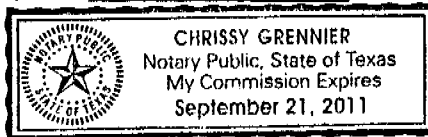
COUNTY of Dallas

This instrument was acknowledged before me on July 16, 2009  
Christopher Irby

by Assistant Secretary, for Federal National Mortgage Association.

 Notary Public - State of Texas

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



***Exhibit A***

Lot 3 of the Plat of Subdivision of HOMEDALE TRACTS 49 and 50, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO a portion of Lot 2 of the Plat of Subdivision of Homedale Tracts 49 and 50, situated in the E 1/2 E 1/2 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 2; thence North 66° 33' West along the Southwesterly boundary of Harlan Drive a distance of 14.0 feet; thence South 14° 38' West Parallel with the Easterly line of said Lot 2 a distance of 150.2 feet; thence South 10° 23' East a distance of 33.1 feet to the Easterly line of said Lot 2; thence North 14° 38' East along the Easterly line of said Lot 2 a distance of 180.0 feet, more or less, to the point of beginning.

CODE 041 MAP 3909-011AD TL 06300 KEY# 550095