

2009-010387

Klamath County, Oregon



00070374200900103870030035

07/31/2009 11:51:54 AM

Fee: \$31.00

RECORDING REQUESTED BY:

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

GRANTOR'S NAME:

Federal National Mortgage Association

GRANTEE'S NAME:

Neal Boren

SEND TAX STATEMENTS TO:

Neal Boren  
610 North 11th Street  
Klamath Falls, OR 97601

ATE 66715

AFTER RECORDING RETURN TO:

Neal Boren  
610 North 11th Street  
Klamath Falls, OR 97601

Escrow No: 472609000437-TTJOS26

610 North 11th 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

Neal Boren, 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 \$95,500.00.

Dated 7/20/09; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Federal National Mortgage Association

BY:  Christopher Izby  
Assistant Secretary


#31 ATE

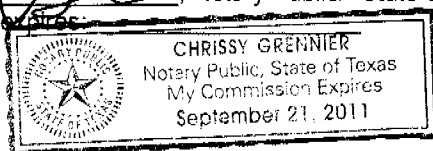
State of TEXAS

COUNTY of Dallas

This instrument was acknowledged before me on July 20, 2009

by Christopher Irb  
Assistant Secretary, for Federal National Mortgage Association.

 Notary Public - State of Texas  
My commission expires:



*Exhibit A*

The North 48 feet of Lot 1 and all of Lot 2, EXCEPT a portion deeded to United States of America by the Klamath Canal; Co., in Block 61, NICHOLAS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

And all the following portion of Lots 1 and 2, Block 61 of NICHOLAS ADDITION to the City of Klamath Falls, (formerly Linkville), Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, as follows:

Beginning at the most Easterly corner of said Block 61; thence Northwest along the line of Eleventh Street 72 feet; thence at right angles with Eleventh Street in a Southwesterly direction 69 feet, more or less, to the line of the U.S. Government Canal right of way; thence in a Southeasterly direction along the line of said right of way to line of Lincoln, (formerly Washington) Street; thence Northeasterly along Lincoln Street, 41.6 feet, more or less to the place of beginning.

CODE: 001 MAP: 3809-029DC TL: 05000 KEY: 370137