

2009-010394

Klamath County, Oregon



00070383200900103940020023

RECORDING REQUESTED BY:

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

07/31/2009 03:11:27 PM

Fee: \$26.00

GRANTOR'S NAME:

Federal National Mortgage Association

GRANTEE'S NAME:

Barbara A. Meng and Steven Meng

SEND TAX STATEMENTS TO:

Barbara A. Meng and Steven Meng
1545 Eldorado Boulevard
Klamath Falls, OR 97601

ATE 65923

AFTER RECORDING RETURN TO:

Barbara A. Meng and Steven Meng
1545 Eldorado Boulevard
Klamath Falls, OR 97601

Escrow No: 26-63238-TTJOS26

1545 Eldorado Boulevard
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

~~Barbara A. Meng and Steven Meng, as tenants by the entirety~~
Steven Wesley Meng II, as 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:

The Westerly 100 feet of Lot 12, Block 8, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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 \$132,500.00.

Dated 7/16/09, if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Federal National Mortgage Association

BY: 

\$26.00 ATE

State of TEXAS

COUNTY of Dallas

This instrument was acknowledged before me on July 16, 2009

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

Chrissy Grennier, Notary Public - State of Texas
My commission expires: _____

