

NTC 84657

2009-010414

Klamath County, Oregon



00070403200900104140020025

RECORDING REQUESTED BY:

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

07/31/2009 03:29:04 PM

Fee: \$26.00

GRANTOR'S NAME:

Federal National Mortgage Association

GRANTEE'S NAME:

David H. Ehrich and Linda S. Ehrich

SEND TAX STATEMENTS TO:

David H. Ehrich and Linda S. Ehrich
1922 Blanket Court
LaPine, OR 97739

AFTER RECORDING RETURN TO:

David H. Ehrich and Linda S. Ehrich
1922 Blanket Court
La Pine, OR 97739

Escrow No: 26-65533-TTJOS26

1922 Blanket Court
La Pine, OR 97739

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

David H. Ehrich and Linda S. Ehrich

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

Lot 42, in Block 6, WAGON TRAIL ACREAGES NO. 1, SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ENCUMBRANCES:

SUBJECT TO: 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 \$209,000.00

Dated 7/24/09: 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 W. By
Assistant Secretary

26Amt

