

2009-010453

Klamath County, Oregon



RECORDING REQUESTED BY:

08/03/2009 02:56:26 PM

Fee: \$26.00

ATE 66352

GRANTOR'S NAME:

Federal National Mortgage Association

GRANTEE'S NAME:

Phyllis C. Shidler, IRA, South Valley Bank and Trust, an Oregon Corporation, it's successors & assigns, Custodian

SEND TAX STATEMENTS TO:

Phyllis C. Shidler, IRA, South Valley Bank and Trust, an Oregon Corporation, it's successors & assigns, Custodian
22622 Schaupp Road
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Phyllis C. Shidler, IRA, South Valley Bank and Trust, an Oregon Corporation, it's successors & assigns, Custodian
22622 Schaupp Road
Klamath Falls, OR 97603

Escrow No: 26-64571-TTJOS26

313 E. Lowell Street

Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Federal National Mortgage Association, Grantor, conveys and warrants to Phyllis C. Shidler, IRA, South Valley Bank and Trust, an Oregon Corporation, it's successors & assigns, Custodian, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 7, Block 12, NORTH KLAMTH FALLS, 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 and excepting:

NONE

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 AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$75,000.00. (See ORS 93.030)

DATED: July 30, 2009

Federal National Mortgage Association

BY: 

\$26 ATE

State of TEXAS

COUNTY of Dallas

This instrument was acknowledged before me on July 30th, 2009

by _____, for Federal National Mortgage Association.

_____, Notary Public - State of Texas

My commission expires: _____

