

UTC 84700

2009-011595

Klamath County, Oregon



THIS SPACE R



08/28/2009 03:19:40 PM

Fee: \$21.00

After recording return to:

Leo R. Minnickel

126 Cortland Ln

Eugene, OR 97404

Until a change is requested all tax statements shall be sent to the following address:

Leo R. Minnickel

126 Cortland Ln

Eugene, OR 97404

Escrow No. 01-126626

Title No. 0084700

SPECIAL

SPECIAL WARRANTY DEED

Federal National Mortgage Association, Grantor(s) hereby grant, bargain, sell and convey to **Leo R. Minnickel**, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **Klamath** and State of Oregon, to wit:

Lot 10 in Block 9, 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.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

2009-2010 Real Property Taxes a lien not yet due and payable.

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is **\$110,000.00**.

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.

Dated this 26 day of August, 2009.

Federal National Mortgage Association

BY [Signature]
Christopher Irby, Assistant Secretary

State of Texas
County of Dallas

This instrument was acknowledged before me on August 26, 2009 by Christopher Irby as Assistant Secretary for Federal National Mortgage Association.

[Signature]
(Notary Public)

My commission expires _____



21AMT