

2009-012636

Klamath County, Oregon



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09/24/2009 02:40:14 PM

Fee: \$26.00

RECORDING REQUESTED BY:

Ticor Title
744 NE 7th Street
Grants Pass, OR 97526
ATE 66721
GRANTOR'S NAME:
Federal National Mortgage Association

GRANTEE'S NAME:

James Clem and Rebecca Clem

SEND TAX STATEMENTS TO:

~~James Clem and~~ Rebecca Clem
4519 Lombard Drive
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

~~James Clem and~~ Rebecca Clem
4519 Lombard Drive
Klamath Falls, OR 97603

Escrow No: 472609000490-TTJOS26

4519 Lombard Drive
Klamath Falls, OR 97603

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 *K. an estate in fee simple*
~~James Clem and~~ Rebecca Clem, ~~as tenants by the entirety~~

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

Lot 14, Block 6, Tract No. 1299, SECOND ADDITION TO FERNDAL, 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, 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 \$162,000.00.

Dated *9/18/09*; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Federal National Mortgage Association

BY *[Signature]* CHRISTOPHER IRBY
Assistant Secretary

ATE 626

State of TEXAS

COUNTY of Dallas

This instrument was acknowledged before me on September 18, 2009

by CHRISTOPHER IRBY
Assistant Secretary, for Federal National Mortgage Association.

Notary Public - State of Oregon
My commission expires: X



Unofficial
Copy