

2009-015894

Klamath County, Oregon



00076924200900158940020020

12/18/2009 03:31:21 PM

Fee: \$42.00

RECORDING REQUESTED BY:

Ticor Title

744 NE 7th Street

Grants Pass, OR 97526

ATE 66815

GRANTOR'S NAME:

Federal National Mortgage Association

GRANTEE'S NAME:

David W. Larimore

SEND TAX STATEMENTS TO:

David W. Larimore

4625 Hope Street

Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

David W. Larimore

4625 Hope Street

Klamath Falls, OR 97603

Escrow No: 472609000831-TTJOS26

4625 Hope Street

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

David W. Larimore, 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:

Lot 25, Block 4, Tract No. 1087, FIRST ADDITION TO BANYON PARK, 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 \$148,000.00.

Dated \_\_\_\_\_; 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 IREY  
Assistant Secretary

ATE 42

State of TEXAS

COUNTY of Dallas

This instrument was acknowledged before me on December 11, 2009

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

[Signature], Notary Public - State of Texas  
My commission expires: [Signature]

