

2009-016231

Klamath County, Oregon



00077320200900162310020022

12/29/2009 03:09:30 PM

Fee: \$42.00

RECORDING REQUESTED BY:

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

GRANTOR'S NAME:

Federal National Mortgage Association

GRANTEE'S NAME:

Phil Roseberry

SEND TAX STATEMENTS TO:

Phil Roseberry
1538 Hope Street
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Phil Roseberry
1538 Hope Street
Klamath Falls, OR 97603

Escrow No: 472609001950-TTJOS26

ATE 67329

1538 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
Philip B. Roseberry

~~Phil Roseberry~~, an 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:

Parcel 2 of Land Partition 23-96 being Lots 69 and 70 of LEWIS TRACTS, according to the official plat thereof on file in the office of the County Clerk for Klamath County, Oregon.

Subject to:

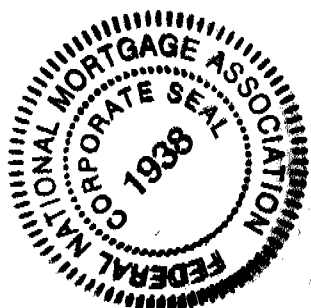
The said property is free from encumbrances except:

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 \$134,900.00.

Dated 12/24/09 if a corporate grantor, it has caused its name to be signed by order of its board of directors.



Federal National Mortgage Association

BY:

Arianna King
Assistant Secretary

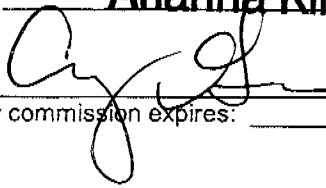
ATE #42

State of TEXAS

COUNTY of Dallas

This instrument was acknowledged before me on Dec. 24, 2009

by **Arianna King**, for Federal National Mortgage Association.

, Notary Public - State of Texas

My commission expires: _____

