

2010-002095

Klamath County, Oregon



00079802201000020950020027

RECORDING REQUESTED BY:

02/09/2010 01:41:21 PM

Fee: \$42.00

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

GRANTOR'S NAME:  
Federal National Mortgage Association

GRANTEE'S NAME:  
Carmen Garcia and Jaime Cobian

SEND TAX STATEMENTS TO:  
Carmen Garcia and Jaime Cobian  
2525 Vine Avenue  
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:  
Carmen Garcia and Jaime Cobian  
2525 Vine Avenue  
Klamath Falls, OR 97601

Escrow No: 472609002512-TTJOS26

2525 and 2225 1/2 Vine Avenue  
Klamath Falls, OR 97601

ATE 67380

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

Carmen Garcia and Jaime Cobian, 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 445, Block 126, OF MILLS ADDITION 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:

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this conveyance is \$54,000.00.

Dated 2/5/10; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

ATE 42

Federal National Mortgage Association

BY: CHRISTOPHER IRBY

Assistant Secretary

State of Texas

County of Dallas

This instrument was acknowledged before me on Feb. 5,  
20 10

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

Deborah Doty, Notary Public - State of Texas  
My commission expires:

