

2010-002158

Klamath County, Oregon



00079874201000021580020026

RECORDING REQUESTED BY:

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

02/10/2010 02:21:02 PM

Fee: \$42.00

GRANTOR'S NAME:  
Federal National Mortgage Association

GRANTEE'S NAME:  
Dale L. Dowell and Kelly R. Dowell

SEND TAX STATEMENTS TO:  
Dale L. Dowell and Kelly R. Dowell  
5356 Villa Drive  
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:  
Dale L. Dowell and Kelly R. Dowell  
5356 Villa Drive  
Klamath Falls, OR 97603

Escrow No: 472609001698-TTJOS26  
ATE 67102

5356 Villa 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

Dale L. Dowell and Kelly R. Dowell, 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 16, Tract No. 1454, VILLA PLACE, 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 \$187,500.00.

Dated 2/4/10; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Federal National Mortgage Association

ATE 42

BY: CHRISTOPHER IRBY  
Assistant Secretary

State of TEXAS

COUNTY of Dallas

This instrument was acknowledged before me on Feb. 4, 2010

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

MS, Notary Public - State of Texas  
My commission expires:

