

2010-004429

Klamath County, Oregon



00082590201000044290020026

RECORDING REQUESTED BY:

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

04/12/2010 03:35:04 PM

Fee: \$42.00

GRANTOR'S NAME:
PNC Mortgage a division of PNC BANK NA

GRANTEE'S NAME:
Federal National Mortgage Association

SEND TAX STATEMENTS TO:
Federal National Mortgage Association
14221 Dallas Pkwy, Ste 100
Dallas, TX 75254

AFTER RECORDING RETURN TO:
Federal National Mortgage Association
14221 Dallas Pkwy, Ste 100
Dallas, TX 75254

Escrow No: 472609002809-TTJOS26

12840 Overland Drive
Klamath Falls, OR 97603

ATE 67468

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

PNC Mortgage a division of PNC BANK NA sbm to National City Mortgage a division of National City Bank

Grantor, conveys and specially warrants to

Federal National Mortgage Association

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

Lot 10, Block 1, Tract No. 1083, CEDAR TRAILS, 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 \$-0-.

Dated 4/9/10; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

ATE 42

PNC Mortgage a division of PNC BANK NA sbm to
National City Mortgage a division of National City
Bank

BY: Rebecca J. Brown
Rebecca J. Brown Vice President

State of Ohio

COUNTY of Montgomery

This instrument was acknowledged before me on April 9, 2010

by Rebecca J. Brown, for PNC Mortgage a division of PNC BANK NA sbm to
National City Mortgage a division of National City Bank.

Kristi L. Sparrow, Notary Public - State of Ohio
My commission expires: 8-6-11



Kristi L. Sparrow, Notary Public
In and for the State of Ohio
My Commission Expires on August 6, 2011