

2010-005035

Klamath County, Oregon



00083287201000050350020026

04/28/2010 03:20:53 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:
Freddie L. Donahue

SEND TAX STATEMENTS TO:
Freddie L. Donahue
3712 Agate Street
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
Freddie L. Donahue
3712 Agate Street
Klamath Falls, OR 97601

Escrow No: 472609002542-TTJOS26

3712 Agate Street
Klamath Falls, OR 97601

ATE 67387

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

Freddie L. Donahue

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

Lots 8 and 9, Block 1, LENOX, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 063 MAP 3909-007CA TL 07400 KEY #537574
CODE 063 MAP 3909-007CA TL 07500 KEY #537583

ENCUMBRANCES:
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 \$74,900.00

Dated 4/26/10; 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 Vice President

State of ~~OREGON~~ Texas

COUNTY of Dallas

This instrument was acknowledged before me on April 26, 2010

by Christopher Irby
Assistant Vice President

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



Lots 8 and 9, Block 1, LENOX, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 063 MAP 3909-007CA TL 07400 KEY #537574
CODE 063 MAP 3909-007CA TL 07500 KEY #537583