

2010-006690

Klamath County, Oregon



00085166201000066900020028

06/02/2010 03:43:42 PM

Fee: \$42.00

RECORDING REQUESTED BY:

Ticor Title  
744 NE 7th Street  
Grants Pass, OR 97526  
GRANTOR'S NAME:  
Fannie Mae

GRANTEE'S NAME:

Traci L. Jensen

SEND TAX STATEMENTS TO:

Traci L. Jensen  
4864 Glenwood Drive  
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Traci L. Jensen  
4864 Glenwood Drive  
Klamath Falls, OR 97603 Escrow No:  
472610003540-TTJOS26

4864 Glenwood Drive  
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ATE 67669

**SPECIAL WARRANTY DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Fannie Mae

Grantor, conveys and specially warrants to

Traci L. Jensen

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

Lot 26, Block 6, Tract No. 1035, GATEWOOD, 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 \$147,000.00

Dated 5/24/10: If a corporate grantor, it has caused its name to be signed by order of its board of directors.

Fannie Mae

BY

Christopher Kirby  
Assistant Vice President

ATE 67669

NOTARY ACKNOWLEDGMENT FOR SPECIAL WARRANTY DEED DATED 5/24/2010

State of TEXAS

COUNTY of Dallas

This instrument was acknowledged before me on May 24, 2010

by Christopher Irby, for Federal National Mortgage Association.

Assistant Vice President

My commission expires: \_\_\_\_\_, Notary Public - State of Texas



Diana Michelle Robinson  
Notary Public,  
State of Texas  
Comm. Exp. 03-14-14

Lot 26, Block 6, Tract No. 1035, GATEWOOD, according to the official plat thereof on file in the  
office of the Clerk of Klamath County, Oregon.  
Special Warranty Deed Fannie Mae to Traci L. Lensen