

2010-007185

Klamath County, Oregon



00085741201000071850020022

RECORDING REQUESTED BY:

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

06/11/2010 03:06:15 PM

Fee: \$42.00

GRANTEE'S NAME:

Donald V. Daniken and Christine Darby-Daniken

SEND TAX STATEMENTS TO:

Donald V. Daniken and Christine Darby-Daniken  
27341 Rocky Point Road  
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Donald V. Daniken and Christine Darby-Daniken  
27341 Rocky Point Road  
Klamath Falls, OR 97601 Escrow No:  
472610003539-TTJOS26

27341 Rocky Point Road  
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ATE 67668

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

Fannie Mae

Grantor, conveys and specially warrants to

Donald V. Daniken and Christine Darby-Daniken, not as tenants in common but with rights of survivorship

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

Lots 4 and 5, HARRIMAN PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

ENCUMBRANCES:

Subject to:

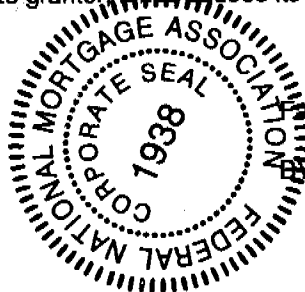
The said property is free from encumbrances except:

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 \$129,900.00.

Dated 5/19/10; if a corporate grantor, it has caused its name to be signed by order of its board of directors.



Fannie Mae

ATE 42

NOTARY ACKNOWLEDGMENT FOR SPECIAL WARRANTY DEED DATED 5/19/10

State of TEXAS

COUNTY of Dallas

This instrument was acknowledged before me on May 19, 2010

by Dapha Robinson, for Federal National Mortgage Association.

  
\_\_\_\_\_, Notary Public - State of Texas

My commission expires: \_\_\_\_\_