

2010-009427

Klamath County, Oregon



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08/09/2010 03:30:48 PM

Fee: \$42.00

**RECORDING REQUESTED BY:**

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

**GRANTOR'S NAME:**

Federal National Mortgage Association

**GRANTEE'S NAME:**

Bryce Doty and Kari Doty

**SEND TAX STATEMENTS TO:**

Bryce Doty and Kari Doty  
701 Quail Point Drive  
Klamath Falls, OR 97601

**AFTER RECORDING RETURN TO:**

Bryce Doty and Kari Doty  
701 Quail Point Drive  
Klamath Falls, OR 97601

Escrow No: 472610003281-TTJOS26

701 Quail Point Drive  
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ATE 67590

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

**Federal National Mortgage Association**

Grantor, conveys and specially warrants to

Bryce Doty and Kari Doty, 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 20, Tract No. 1432, QUAIL POINT ESTATES, 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 \$186,900.00.

Dated 8/9/10; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

ATE-12

Federal National Mortgage Association

BY

Christopher Irby  
Assistant Vice President

State of TEXAS

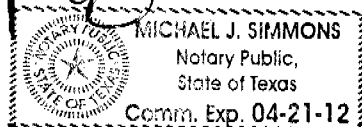
COUNTY of Dallas

This instrument was acknowledged before me on August 5, 2010

by Christopher Irby, for Federal National Mortgage Association.

Assistant Vice President

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



Lot 20, Tract No. 1432, QUAIL POINT ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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