

2010-009530

Klamath County, Oregon



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08/11/2010 03:17:27 PM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Shapiro & Sutherland, LLC
5501 N.E. 109th Court, Suite N
Vancouver, WA 98662
Telephone: (360) 260-2253
09-101634
ATE 67402

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Mortgage Electronic Registration Systems, Inc., as nominee for PHH Mortgage Corporation, herein after called the grantor, for the consideration hereinafter stated, to grantor paid by Federal National Mortgage Association, hereinafter called the grantee, does hereby bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditament and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See complete Legal description attached hereto as Exhibit "A"

more commonly known as: 3210 Sprague River Road, Chiloquin, OR 97624

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except covenants, conditions, restrictions and easements of record and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00 (TEN DOLLARS). However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

SEND FUTURE TAX STATEMENTS TO:
Federal National Mortgage Association
Two Galleria Tower, Suite 950
13455 Noel Road
Dallas, TX 75240

CONSIDERATION AMOUNT: \$10.00

This document is being recorded as an accommodation only. No information contained herein has been verified.
Aspen Title & Escrow, Inc.

ATE 47

In Witness Whereof, the grantor has executed this instrument this 3rd day of August, in the year 2010; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers or attorney-in-fact, duly authorized thereto by order of its board of directors.

Mortgage Electronic Registration Systems, Inc., as nominee for PHH Mortgage Corporation,

[Signature]
Name: Tracy Johnson
Title: AVP

[Signature]
Name: Mykal S. Farmer
Title: AVP

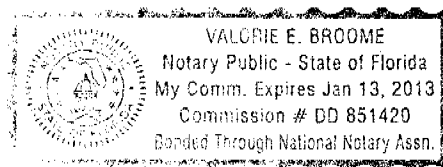
This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

STATE OF Florida)
)ss.
County of Duval)

On this 3rd day of August, 2010, personally appeared Tracy Johnson and Mykal S. Farmer who, being duly sworn each for himself and not one for the other, did say that the former is the AVP and that the latter is the AVP of Mortgage Electronic Registration Systems, Inc., as nominee for PHH Mortgage Corporation, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

[Signature]
Notary Public

My Commission Expires: 1-13-2013



S&S # 09-101634

Exhibit A

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a Brass Cap monument marking the Northwest corner of the NE 1/4 of the NE 1/4 of said Section 35; thence North $88^{\circ} 56' 56''$ East along the North line of said Section 35, 700.37 feet to a point that is located 700 feet East, measured at right angles, from the West line of the said NE 1/4 of the NE 1/4; thence South $00^{\circ} 47' 57''$ West parallel to the West line of said NE 1/4 of the NE 1/4 508.41 feet, more or less, to the Southerly right of way line of the Chiloquin-Sprague River Highway, and the true point of beginning for this description; thence South $00^{\circ} 47' 57''$ West parallel to the West line of the said NE 1/4 of the NE 1/4 373.57 feet to a 5/8 inch iron pin on the North bank of the Sprague River; thence continuing South $00^{\circ} 47' 57''$ West parallel to the West line of the said NE 1/4 of the NE 1/4 91.00 feet, more or less, to the thread of the Sprague River; thence North $72^{\circ} 49' 58''$ East along the thread of the Sprague River 231.28 feet to a point located 920 feet East, measured at right angles, from the West line of the said NE 1/4 of the NE 1/4; thence North $00^{\circ} 47' 57''$ East parallel to the West line of the said NE 1/4 of the NE 1/4 83.00 feet to a 5/8 inch iron pin on the North bank of the Sprague River; thence continuing North $00^{\circ} 47' 57''$ East parallel to the said West line of the NE 1/4 of the NE 1/4 380.86 feet, more or less, to the Southerly right of way line of the Chiloquin-Sprague River Highway; thence South $72^{\circ} 59' 59''$ West along the Southerly right of way line of said Chiloquin-Sprague River Highway 231.06 feet to the said true point of beginning. Bearings based on and refer to Record Survey 4939.

CODE: 118 MAP: 3407-035A0 TL: 01500 KEY: 204905