

2010-010288

Klamath County, Oregon



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08/30/2010 03:19:17 PM

Fee: \$42.00

ATE 67908

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:
Steven A. Tippin, an estate in fee simple

SEND TAX STATEMENTS TO:
Steven A. Tippin, an estate in fee simple
837 Lakeshore Drive
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
Steven A. Tippin
837 Lakeshore Drive
Klamath Falls, OR 97601

Escrow No: 472610004471-TTJOS26

837 Lakeshore Drive
Klamath Falls, OR 97601

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

Steven A. Tippin, an estate in fee simple

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

Parcel 1 of Land Partition 105-06, being a replat of Lot 8, LAKESHORE GARDENS, 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 \$198,900.00.

Dated 8/26/10, if a corporate grantor, it has caused its name to be signed by order of its board of directors.

42 ATE

Federal National Mortgage Association

By: Christopher Irby

As: Assistant Vice President

State of TEXAS

COUNTY of Dallas

This instrument was acknowledged before me on August 26 2010

by **CHRISTOPHER IRBY** as ASST VICE PRESIDENT for Federal National Mortgage Association.

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



Heidi A. Jones
Notary Public,
State of Texas
Comm. Exp. 02-22-14

SPECIAL WARRANTY DEED - STATUTORY FORM
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