

2010-010651

Klamath County, Oregon



00089921201000106510030039

09/08/2010 02:55:05 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  
10-103964  
ATE 67599

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That EverHome Mortgage Company 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: 5407 Hwy 39, Klamath Falls, OR 97603

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.

In Witness Whereof, the grantor has executed this instrument this 24<sup>th</sup> 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.

EverHome Mortgage Company



Marcie Metcalf  
Name: **Marcie Metcalf**  
Title: **Vice President**

Verrese Hickson  
Name: **Verrese Hickson**  
Title: **Vice President**

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 )  
                  Duval )ss.  
County of \_\_\_\_\_ )

On this 24 day of August, 2010, personally appeared **Marcie Metcalf** and **Verrese Hickson** who, being duly sworn each for himself and not one for the other, did say that the former is the **Vice President** and that the latter is the **Vice President** of EverHome Mortgage Company, 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.

Peggy A Johnson  
Notary Public  
My Commission Expires: 6-8-2012

S&S # 10-103964

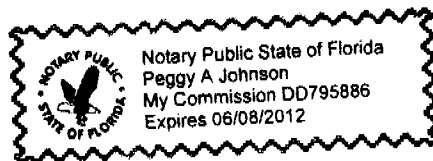


Exhibit A

Parcel 1:

A tract of land being the Southerly 100 feet of Parcel 3 of "Land Partition 10-96" situated in the NW 1/4 SW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way of State Highway 39, being the Southwest corner of said Parcel 3 from which the 1/4 corner common to Section 13, Township 39 South, Range 9 East of the Willamette Meridian and said Section 18 bears North 01° 27' 09" West 1,053.06 feet; thence along the West boundary of said Parcel 3 North 00° 03' 01" West 121.17 feet; thence South 55° 40' 10" East 487.60 feet; thence along the East and South boundary of said Parcel 3, South 00° 03' 01" East 121.17 feet and North 55° 40' 10" West 487.60 feet to the point of beginning, as evidenced by lot line adjustment 7-97 on file in the Office of the Klamath County Planning Department.

Parcel 2:

A tract of land situated in Government Lots 3 and 4 in the SW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which is North a distance of 1,249.0 feet from the Southwest corner of said Section 18, said point being situated on the centerline of the State Highway and also being on the West line of said Section 18; thence North along said centerline and West line of said Section 18 a distance of 375.5 feet; thence South 55° 36' East a distance of 36.36 feet to a 5/8 inch iron pin on the East right of way line of the State Highway; thence continuing South 55° 36' East along the Westerly extension of the centerline of an existing drain ditch a distance of 1,298.64 feet, more or less, to a 5/8 inch iron pin on the Westerly line of an irrigation lateral known as the "J" lateral; thence South 85° 04' West along the Westerly line of said lateral a distance of 293.0 feet to a 5/8 inch iron pin; thence South 36° 30' West along the Westerly line of said lateral 165.0 feet to a 5/8 inch iron pin; thence North 53° 00' West along the Northerly line of an existing drain ditch a distance of 853.44 feet, more or less, to a 5/8 inch iron pin situated on the East right of way line of the State Highway; thence continuing North 53° 00' West a distance of 37.56 feet to the point of beginning.

Also a strip of land 30 feet in width adjoining and measured at right angles to the Northerly line of the right of way of the main canal of the Government irrigation system in the SW 1/4 SW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, and running and extending the entire distance from the thread or centerline of that certain lateral branching from the Northerly side of said main canal and known as Lateral "J" in a Northwesterly direction to the West boundary of said SW 1/4 SW 1/4 of Section 18, and being a strip of land adjoining said right of way saved and excepted in Deed dated September 13, 1907, recorded at Page 101 in Volume 26, Deed Records of Klamath County, Oregon.

Excepting therefrom that portion lying within the boundaries of the Klamath Falls - Merrill Highway State 39.

Also excepting therefrom that portion deeded to the State of Oregon Department of Transportation recorded February 4, 1997 in Volume M97, Page 3478, Microfilm records of Klamath County, Oregon.

CODE: 032 MAP: 3910-01800 TL: 00904 KEY: 882276

CODE: 032 MAP: 3910-01800 TL: 01000 KEY: 597866