

2010-010656

Klamath County, Oregon



00089926201000106560020026

RECORDING REQUESTED BY:

Ticor Title
744 NE 7th Street
Grants Pass, OR 97526
GRANTOR'S NAME:
Federal National Mortgage Association

09/08/2010 02:58:32 PM

Fee: \$42.00

GRANTEE'S NAME:

Daniel R. Gardner and Brittney M. Gardner, as
tenants by the entirety

SEND TAX STATEMENTS TO:

Daniel R. Gardner and Brittney M. Gardner, as
tenants by the entirety

9810 Ben Kerns Road
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Daniel R. Gardner and Brittney M. Gardner
9810 Ben Kerns Road
Klamath Falls, OR 97601
Escrow No: 472610003584-TTJOS26

9810 Ben Kerns Road
Klamath Falls, OR 97601

ATE 67672

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

Daniel R. Gardner and Brittney M. Gardner, 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 15, Block 18, SECOND ADDITION TO KLAMATH RIVER ACRES, 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 \$165,900.00.

Dated 9/3/10; if a corporate grantor, it has caused its name to be signed by order of its board of
directors.



Federal National Mortgage Association

BY:

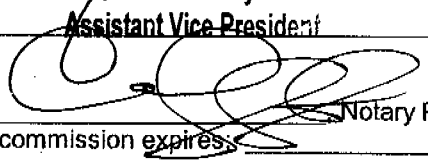
Paula Kelley
Paula Kelley
Assistant Vice President

State of TEXAS

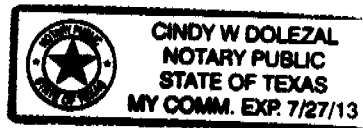
COUNTY of Dallas

This instrument was acknowledged before me on September 3, 2010

by Paula Kelley
Assistant Vice President, for Federal National Mortgage Association.


_____, Notary Public - State of Texas

My commission expires: _____



Special Warranty Deed FNMA/Gardner