

NTC 88731

2010-012735

Klamath County, Oregon



00092339201000127350020021

10/29/2010 03:25:19 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:
Nathaniel L. Lawson and Rebecca A. Lawson, as
tenants by the entirety

SEND TAX STATEMENTS TO:
Nathaniel L. Lawson and Rebecca A. Lawson, as
tenants by the entirety
947 California Ave.
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
Nathaniel L. Lawson and Rebecca A. Lawson
947 California Avenue
Klamath Falls, OR 97601 Escrow No:
470310007043-TTJA26

947 California Avenue
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

Nathaniel L. Lawson and Rebecca A. Lawson, 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 1, Block 99, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official
plat thereof on file in the office of the County 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 \$66,000.00.

Dated Oct 28, 2010, if a corporate grantor, it has caused its name to be signed by order of its board of
directors.

42amt

Federal National Mortgage Association

by Christopher Irby
Assistant Vice President

State of TEXAS

COUNTY of Dallas

This instrument was acknowledged before me on Oct 28, 2010

by Christopher Irby
Assistant Vice President

[Signature] Notary Public - State of Texas
My commission expires: _____

