MTC88729.

2010-013148 Klamath County, Oregon



11/10/2010 03:27:53 PM

Fee: \$47.00

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: Maria De Jesus Duran and Joe B. Duran, Jr. not as tenants in common, but with the rights of survivorship

SEND TAX STATEMENTS TO:
Maria De Jesus Duran and Joe B. Duran, Jr.
3103 Summers Lane
Klamath Falls, OR 97603
AFTER RECORDING RETURN TO:
Maria De Jesus Duran and Joe B. Duran, Jr.
3103 Summers Lane
Klamath Falls, OR 97603 Escrow No:
472610004271-TTJA26

3103 Summers Lane Klamath Falls, OR 97603

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

Maria De Jesus Duran and Joe B. Duran, Jr. not as tenants in common, but with the rights of survivorship,

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

See Attached Exhibit "A'

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 \$140,000.00.

Dated $\frac{|0^{-1}8^{-1}0|}{|0^{-1}8^{-1}0|}$, if a corporate grantor, it has caused its name to be signed by order of its board of directors.

47AMt

SPECIAL WARRANTY DEED - STATUTORY FORM (INDIVIDUAL or CORPORATION)

EXHIBIT "A" LEGAL DESCRIPTION

0

A parcel of land situated in the NW1/4 of the NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is 331.4 feet South of the Northwest corner of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point being on the West line of said Section 11; thence South 89° 48' East a distance of 262.5 feet; thence South a distance of 82.95 feet; thence North 89° 48' West a distance of 262.5 feet; thence North a distance of 82.95 feet to the place of beginning, EXCEPTING THEREFROM that portion lying within the existing roadway.

0088729

Page 5 of 5