

NJC 88729

2010-013148

Klamath County, Oregon



00092819201000131480030032

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

47amt

Federal National Mortgage Association

by: Christopher Irby
Assistant Vice President

State of TEXAS

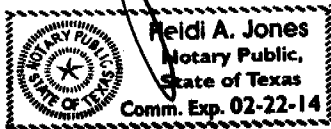
COUNTY of Dallas

This instrument was acknowledged before me on Oct 13, 20 10

by Christopher Irby
Assistant Vice President

Notary Public - State of Oregon

My commission expires: _____



SPECIAL WARRANTY DEED – STATUTORY FORM
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EXHIBIT "A"
LEGAL DESCRIPTION

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 $89^{\circ} 48'$ East a distance of 262.5 feet; thence South a distance of 82.95 feet; thence North $89^{\circ} 48'$ 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.