

WTC 88753

2010-013551
Klamath County, Oregon



00093296201000135510020020

11/23/2010 03:26:52 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:
Tom Rios and Rendia Moore

SEND TAX STATEMENTS TO:
Tom Rios and Rendia Moore
3148 Cortez Street
Klamath Falls, OR 97601
AFTER RECORDING RETURN TO:
Tom Rios and Rendia Moore
3148 Cortez Street
Klamath Falls, OR 97601

Escrow No: 470310008917-TTJA26

3148 Cortez Street
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

Tom Rios and Rendia Moore, 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 24 and the North 1/2 of Lot 25 in Block 12 of STEWART 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.

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 \$46,500.00.

Dated 11/22/10 if a corporate grantor, it has caused its name to be signed by order of its board of directors.

429m

Federal National Mortgage Association

by: C. S. [Signature]
Assistant Vice President

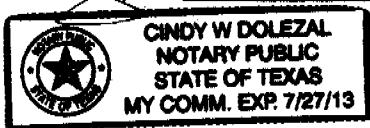
State of TEXAS

COUNTY of Dallas

This instrument was acknowledged before me on Nov 22, 2010

by: Christopher [Signature]
Assistant Vice President

My commission expires _____, Notary Public - State of Oregon



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(INDIVIDUAL or CORPORATION)