

2010-014111

Klamath County, Oregon



00093974201000141110020021

12/13/2010 03:30:24 PM

Fee: \$42.00

MIT 88772

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:  
Eugene L. Keough and Alyse C. Keough

SEND TAX STATEMENTS TO:  
Eugene L. Keough and Alyse C. Keough  
1462 Homedale Road  
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:  
Eugene L. Keough and Alyse C. Keough  
1462 Homedale Road  
Klamath Falls, OR 97603

Escrow No: 470310009054-TTJA26

1462 Homedale Road  
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

Eugene L. Keough and Alyse C. Keough, as tenants by entirety

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

Parcel 3 of Land Partition 63-05, said Land Partition being a portion of Lot 63 of "FAIR ACRES SUBDIVISION NO. 1" situated in the SE1/4 SE1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER WITH an easement for access and utilities over, under and across the South 30 feet of Parcels 1 and 2 of said Land Partition 63-05 as delineated on the face of said Land Partition.

Subject to:

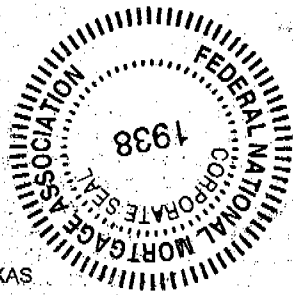
The said property is free from encumbrances except:  
COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES,  
POWERS OF SPECIAL DISTRICTS AND EASEMENTS OF RECORD, IF ANY.

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 \$180,000.00.

Dated 12-7-10 if a corporate grantor, it has caused its name to be signed by order of its board of directors.

42 ANT



Federal National Mortgage Association

by

*Chrissy Wilson*  
Assistant Vice President

State of TEXAS

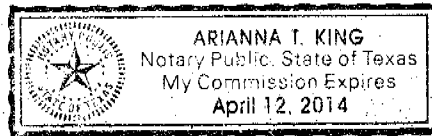
COUNTY of Dallas

This instrument was acknowledged before me on Dec 9 20 10

by Chrissy Wilson  
Assistant Vice President

Notary Public - State of Texas

My commission expires: \_\_\_\_\_



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