

NTK 88631

2010-014394

Klamath County, Oregon



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12/20/2010 03:27:25 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:
David C. Bergmann, an estate in fee simple

SEND TAX STATEMENTS TO:
David C. Bergmann, an estate in fee simple
5840 North Hills Drive
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
David C. Bergmann
5840 North Hills Drive
Klamath Falls, OR 97603
Escrow No: 470310009513-TTJA26
5840 North Hills Drive
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

David C. Bergmann, an estate in fee simple

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

Lot 39, Tract 1417-EIGHTH ADDITION TO NORTH HILLS-PHASE 1, 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 \$168,000.00.

Dated Dec 16 2010, if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Federal National Mortgage Association

by

[Signature]
Assistant Vice President

42pmf

State of TEXAS

COUNTY of Dallas

This instrument was acknowledged before me on Dec 14, 2010

by Christopher Irby

Assistant Mayor

[Signature] Notary Public - State of Texas

My commission expires:



Lot 39, Tract 1417-EIGHTH ADDITION TO NORTH HILLS-PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Page 2 of Warranty Deed