

WTC 89018

2011-000529

Klamath County, Oregon



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01/14/2011 03:30:23 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, who
acquired title as Federal Nantioant Mortgage
Association

GRANTEE'S NAME:

Joshua J. McPherson

SEND TAX STATEMENTS TO:

Joshua J. McPherson

13555 Tingley Ln

Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Joshua J. McPherson

3415 Cross Road

Klamath Falls, OR 97603 Escrow No:

470310009520-TTJA28

3415 Cross 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, who acquired title as Federal Nantioant Mortgage Association Grantor, conveys and specially warrants to Joshua J. McPherson Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

See Exhibit "A" attached hereto and made a part hereof

ENCUMBRANCES:

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

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 \$112,000.00.

Dated January 3, 2011; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Federal National Mortgage Association

by: 

State of TEXAS

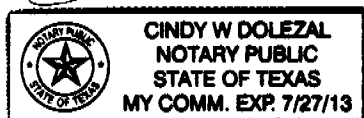
COUNTY of Dallas

This instrument was acknowledged before me on Jan 13, 2011

by: 

Notary Public - State of Texas

My commission expires



42PMJ

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SW1/4 of the SE1/4 of Section 3, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning from the corner of Sections 3, 4, 9, and 10 in Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, this being the pin South of Monument #3 as set by the Lovejoy Survey filed as Klamath County Survey #272; thence North 89°50'30" East a distance of 1314.24 feet to an iron pin; this being the pin South of Monument #4 of said Lovejoy Survey; thence North 89°50'30" East a distance of 1296.6 feet to a point; thence North 0°11'30" West a distance of 30 feet to the true point of beginning of this description; thence North 0°11'30" West a distance of 334 feet to a point; thence North 89°50'30" East a distance of 186.0 feet more or less to the West boundary of K.I.D. right of way for the E-5-2 Lateral; thence Southerly along West boundary of said E-5-2 Lateral as now constructed on the ground, to a point that is North 89°50'30" East 78.0 feet, more or less, from the true point of beginning; thence South 89°50'30" West a distance of 78.0 feet, more or less, to the true point of beginning.

EXCEPTING THEREFROM, any portion of the above described property which may lie within the boundaries of the right of way of the Oregon State Highway #432.