

NTC88587

2011-001442
Klamath County, Oregon



00096508201100014420010015

02/08/2011 03:11:22 PM

Fee: \$37.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Irven G. Newton Jr

12009 Larchwood Drive

La Pine, OR 97739

Until a change is requested all tax statements
shall be sent to the following address:

Irven G. Newton Jr

12009 Larchwood Drive

La Pine, OR 97739

Escrow No. 01-129794

Title No. 88587

SPECIAL r.082710

SPECIAL WARRANTY DEED

Fannie Mae a/k/a Federal National Mortgage Association, Grantor(s) hereby conveys and specially warrants to **Irven G. Newton Jr**, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances created or suffered by the grantor except as specifically set forth herein in the County of **Klamath** and State of Oregon, to wit:

Lot 11 in Block 8 of Tract 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is **\$102,000.00**.

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.

Dated this 7th day of Feb 2011.

Federal National Mortgage Association

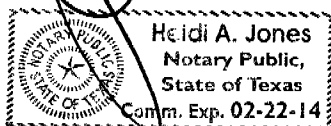
BY: [Signature]
Christopher Irby, Assistant Vice President

State of Texas
County of Dallas

This instrument was acknowledged before me on Feb 7, 2011 by Christopher Irby as Assistant Vice President for Federal National Mortgage Association.

(Notary Public)

My commission expires



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