

WTC 89253

2011-001739

Klamath County, Oregon



00096866201100017390010010

RECORDING REQUESTED BY:
Ticor Title Company of Oregon
744 NE 7th St

02/15/2011 11:14:02 AM

Fee: \$37.00

Grants Pass, OR 97526
GRANTOR'S NAME:
Federal National Mortgage Association
GRANTEE'S NAME:
Jo Anne Wallenhurst, an estate in fee simple
SEND TAX STATEMENTS TO:
Jo Anne Wallenhurst, an estate in fee simple
17823 Co Rd 85B
Esparto, CA 95627
AFTER RECORDING RETURN TO:
Jo Anne Wallenhurst
17515 Harpold Road
Malin, OR 97632

Escrow No: 470310009875-TTJA26
17515 Harpold Road
Malin, OR 97632

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 Jo Anne Wallenhurst, 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:

Government Lot 4 lying Northeasterly of the Malin-Bonanza Highway in Section 30, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

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 \$45,734.00.

Dated February 11, 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:

Pamela Stewart

Ass't Vice President

State of TEXAS
COUNTY of Dallas

This instrument was acknowledged before me on Feb 11th, 2011
by Pamela Stewart

[Signature], Notary Public - State of Texas
My commission expires: 2-16-13



[Signature]