

WTC 88430

2011-005156  
Klamath County, Oregon



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04/25/2011 03:13:23 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

GRANTEE'S NAME:  
David Lee Brown and Susanna Annette Brown,  
as tenants by the entirety

SEND TAX STATEMENTS TO:  
David Lee Brown and Susanna Annette Brown,  
as tenants by the entirety  
5407 Highway 39  
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:  
David Lee Brown and Susanna Annette Brown  
5407 Highway 39  
Klamath Falls, OR 97603

Escrow No: 470310009236-TTJA26  
5407 Highway 39  
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 Lee Brown and Susanna Annette Brown, as tenants by the entirety 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

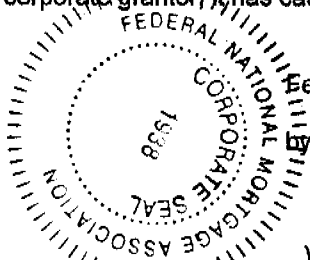
**ENCUMBRANCES:**

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 \$84,000.00.

Dated April 14, 2011; if a corporate grantor, it has caused its name to be signed by order of its board of directors.



Federal National Mortgage Association

Diana Robinson  
DIANA ROBINSON

Ass't Vice President

State of TEXAS  
COUNTY of Dallas

This instrument was acknowledged before me on April 14, 2011

by DIANA ROBINSON for Federal National Mortgage Association.

[Signature], Notary Public - State of Texas

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

421111

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

A tract of land being the Southerly 100 feet of Parcel 3 of "Land Partition 10-96", situated in the NW1/4 SW1/4 of Section 18, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way of State Highway 39, being the Southwest corner of said Parcel 3 from which the 1/4 corner common to Section 13, Township 39 South, Range 9 East, Willamette Meridian and said Section 18 bears North 01° 27' 09" West 1,053.06 feet; thence along the West boundary of said Parcel 3 North 00° 03' 01" West 121.17 feet; thence South 55° 40' 10" East 487.60 feet; thence along the East and South boundary of said Parcel 3, South 00° 03' 01" East 121.17 feet and North 55° 40' 10" West 487.60 feet to the point of beginning, as evidenced by Lot Line Adjustment 7-97 on file in the Office of the Klamath County Planning Department.

**PARCEL 2:**

A tract of land situated in Government Lots 3 and 4 in the SW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which is North a distance of 1249.0 feet from the Southwest corner of said Section 18, said point being situated on the centerline of the State Highway and also being on the West line of said Section 18; thence North along said centerline and West line of said Section 18 a distance of 375.5 feet; thence South 55° 36' East a distance of 36.36 feet to a 5/8 inch iron pin on the East right of way line of the State Highway; thence continuing South 55° 36' East along the Westerly extension of the centerline of an existing drain ditch a distance of 1298.64 feet, more or less, to a 5/8 inch iron pin on the Westerly line of an irrigation lateral known as the "J" Lateral; thence South 85° 04' West along the Westerly line of said lateral a distance of 293.0 feet to a 5/8 inch iron pin; thence South 36° 30' West along the Westerly line of said lateral 165.0 feet to a 5/8 inch iron pin; thence North 53° 00' West along the Northerly line of an existing drain ditch a distance of 853.44 feet, more or less, to a 5/8 inch iron pin situated on the East right of way line of the State Highway; thence continuing North 53° 00' West a distance of 37.56 feet to the point of beginning.

(Legal description continued)

ALSO a strip of land 30 feet in width adjoining and measured at right angles to the Northerly line of the right of way of the Main Canal of the Government Irrigation System in the SW1/4 SW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, and running and extending the entire distance from the thread or centerline of that certain lateral branching from the Northerly side of said Main Canal and known as Lateral "J" in a Northwesterly direction to the West boundary of said SW1/4 SW1/4 of Section 18, and being a strip of land adjoining said right of way saved and excepted in deed dated September 13, 1907, recorded at page 101 in Volume 26, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM that portion lying within the boundaries of the Klamath Falls – Merrill Highway State 39.

ALSO EXCEPTING therefrom that portion deeded to the State of Oregon Department of Transportation recorded February 4, 1997 in Volume M97, page 3478, Microfilm Records of Klamath County, Oregon.