

NOT 891441

2011-006164

Klamath County, Oregon



00102024201100061640010011

05/16/2011 03:30:20 PM

Fee: \$37.00

RECORDING REQUESTED BY:

Ticor Title Company of Oregon
744 NE 7th St

Grants Pass, OR 97526

GRANTOR'S NAME:

FANNIE MAE

GRANTEE'S NAME:

Greg M. Murdock and Lee Murdock

SEND TAX STATEMENTS TO:

Greg M. Murdock and Lee Murdock

~~4700 Pepperwood Dr~~ 1539 Ogden St.

Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Greg M. Murdock and Lee Murdock

1539 Ogden Street

Klamath Falls, OR 97603

Escrow No: 470311010744-TTJA26

1539 Ogden Street

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 FANNIE MAE Grantor, conveys and specially warrants to ~~Greg M. Murdock and Lee Murdock~~ ** Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

** Gregory M. Murdock and Lee E. Murdock

Lot 6 in Block 2 of SHASTA VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of 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 \$98,600.00.

Dated May 4, 2011; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

FANNIE MAE

by: 


FERRY ASKARI

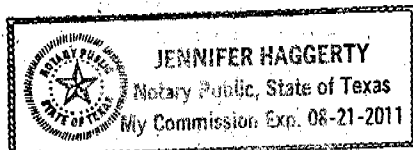
Ass't Vice President

State of TEXAS
COUNTY of Dallas

This instrument was acknowledged before me on May 4, 2011 by _____
for Federal National Mortgage Association who acquired title as Fannie Mae.

FERRY ASKARI

 _____, Notary Public - State of Texas
My commission expires: _____



37AMf