

Asp. 68092

2011-006194  
Klamath County, Oregon



00102057201100061940030032

05/17/2011 03:04:30 PM

Fee: \$47.00

AFTER RECORDING RETURN TO:  
Shapiro & Sutherland, LLC  
5501 N.E. 109th Court, Suite N  
Vancouver, WA 98662  
Telephone: (360) 260-2253  
10-105164

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That EverHome Mortgage Company herein after called the grantor, for the consideration hereinafter stated, to grantor paid by Federal National Mortgage Association, hereinafter called the grantee, does hereby bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditament and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See complete Legal Description attached hereto as Exhibit "A"

more commonly known as: 4655 Austin Street, Klamath Falls, OR 97603

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except covenants, conditions, restrictions and easements of record and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00 (TEN DOLLARS). However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

SEND FUTURE TAX STATEMENTS TO:  
Federal National Mortgage Association  
Two Galleria Tower, Suite 950  
13455 Noel Road  
Dallas, TX 75240

CONSIDERATION AMOUNT: \$10.00

47pmf

In Witness Whereof, the grantor has executed this instrument this 28th day of January, in the year 2011; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers or attorney-in-fact, duly authorized thereto by order of its board of directors.



EverHome Mortgage Company

[Signature]  
Name: **Alan Proctor**  
Title: **Assistant Vice President**

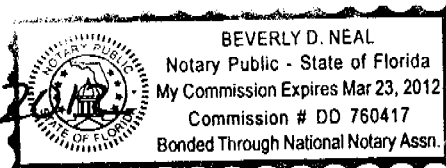
[Signature]  
Name: **Andrea Hoobler**  
Title: **Assistant Secretary**

This instrument will 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 approved uses.

STATE OF Florida )  
                          Duval )ss.  
County of \_\_\_\_\_ )

On this 28th day of January, 2011, personally appeared Alan Proctor and Andrea Hoobler who, being duly sworn each for himself and not one for the other, did say that the former is the Assistant Vice President and that the latter is the Assistant Secretary of EverHome Mortgage Company, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

[Signature]  
Notary Public **Beverly Neal**  
My Commission Expires: March 23, 2012



S&S # 10-105164

## EXHIBIT A

### LEGAL DESCRIPTION:

#### PARCEL 1:

THE WEST 174 FEET OF THE FOLLOWING DESCRIBED TRACT, TO WIT:

BEGINNING AT A POINT SOUTH  $0^{\circ} 06'$  EAST A DISTANCE OF 131.4 FEET FROM THE NORTHWEST CORNER OF LOT 10 IN THE RESUBDIVISION OF TRACTS 25 TO 32 OF ALTAMONT RANCH TRACTS LOCATED IN SECTION 15, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND RUNNING THENCE AT RIGHT ANGLES NORTH  $89^{\circ} 54'$  EAST A DISTANCE OF 542.4 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID LOT 10; THENCE SOUTH  $00^{\circ} 06'$  EAST ALONG THE EASTERLY LINE OF SAID LOT 10 TO A POINT WHICH MARKS THE NORTHEASTERLY CORNER OF THE LAND HERETOFORE DEEDED TO G.H. STILES AND RECORDED IN BOOK 107, PAGE 354, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE WESTERLY ALONG THE NORTH BOUNDARY OF SAID STILES TRACT TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT 10; THENCE NORTH  $0^{\circ} 06'$  WEST ALONG THE WESTERLY BOUNDARY OF SAID LOT 10 TO THE POINT OF BEGINNING.

#### PARCEL 2:

BEGINNING AT A POINT ON THE LINE BETWEEN TRACTS 9 AND 10 OF THE SUBDIVISION OF TRACTS 25 TO 32, INCLUSIVE, OF ALTAMONT RANCH TRACTS, A PLATTED SUBDIVISION OF KLAMATH COUNTY, OREGON, WHICH IS SOUTH  $0^{\circ} 06'$  EAST A DISTANCE OF 131.4 FEET FROM THE NORTHEAST CORNER OF SAID TRACT 9, AND WHICH POINT OF BEGINNING IS THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 132, PAGE 535, DEED RECORDS OF KLAMATH COUNTY; THENCE SOUTH  $0^{\circ} 06'$  EAST ALONG THE LINE BETWEEN SAID TRACTS 9 AND 10, A DISTANCE OF 160.6 FEET, TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 117, PAGE 92, DEED RECORDS KLAMATH COUNTY; THENCE NORTH  $88^{\circ} 46'$  WEST 48.69 FEET; THENCE NORTH  $1^{\circ} 40'$  WEST 159.54 FEET; THENCE NORTH  $89^{\circ} 54'$  EAST 53.05 FEET TO THE POINT OF BEGINNING; BEING A PORTION OF TRACT 9 OF THE SUBDIVISION OF TRACTS 25 TO 32, INCLUSIVE, OF ALTAMONT RANCH TRACTS.

#### PARCEL 3:

A STRIP OR PARCEL OF LAND TEN FEET WIDE AND 159.54 FEET LONG OFF THE EAST SIDE OF A TRACT OR PARCEL OF LAND LYING IN TRACT 9, RESUBDIVISION OF TRACTS 25 TO 32 INCLUSIVE, OF ALTAMONT RANCH TRACTS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED IN A DEED RECORDED IN VOLUME 186, PAGE 201, DEED RECORDS OF KLAMATH COUNTY, OREGON, SAID STRIP ABUTTING UPON THE WEST LINE OF A TRACT OWNED BY THE SAID GRANTOR AND DESCRIBED IN A DEED RECORDED IN VOLUME 169, PAGE 123, DEED RECORDS OF KLAMATH COUNTY, OREGON.