

UTC 891502

2011-006333
Klamath County, Oregon



00102220201100063330020021

05/20/2011 11:20:33 AM

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:
Luke M. Wilson
SEND TAX STATEMENTS TO:
Luke M. Wilson
3235 Bristol Sp 9
Klamath Falls, OR 97601
AFTER RECORDING RETURN TO:
Luke M. Wilson
4406 Winter Avenue
Klamath Falls, OR 97603

Escrow No: 470311010637-TTJA26
4406 Winter Avenue
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 Luke M. Wilson Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in Klamath County, in book No. M05 at page 24123, 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 \$102,000.00.

Dated May 17th 2011; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Federal National Mortgage Association

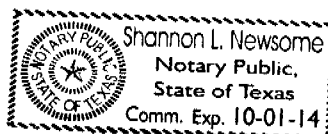
by:

Teresa M. Foley
Assistant Vice President

State of TEXAS
COUNTY of Dallas

This instrument was acknowledged before me on May 17th 2011 by Teresa M. Foley
for Federal National Mortgage Association. Assistant Vice President

[Signature] Notary Public - State of Texas
My commission expires: _____



42 and

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the East West Quarter line which lies North 88°57' East a distance of 612.0 feet from the iron axle which marks the one quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence; continuing North 88°57' East along the East West Quarter line a distance of 135.0 feet to an iron pin; thence North 1°12' West parallel to the West section line of said Section 11 a distance of 331.4 feet to a point; thence South 88°57' West parallel to the East West Quarter line a distance of 135.0 feet to a point; thence South 1°12' East a distance of 331.4 feet more or less to the point of beginning, in the S1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING that portion deeded to Paul T. Hatchett and Blanche I. Hatchett by Deed recorded in Volume 355, page 484, Deed Records of Klamath County, Oregon;

"There is reserved for road purposes a strip of land 30 feet wide along the North side of this tract."