

2011-006956

Klamath County, Oregon



00102996201100069560020021

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:

Peter John Fortune, an estate in fee simple

SEND TAX STATEMENTS TO:

Peter John Fortune, an estate in fee simple

7070 Philpott Lane

Bonanza, OR 97623

AFTER RECORDING RETURN TO:

Peter John Fortune

7070 Philpott Lane

Bonanza, OR 97623

Escrow No: 470310008012-TTJA26

7070 Philpott Lane

Bonanza, OR 97623

06/07/2011 11:38:31 AM

Fee: \$42.00

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 Peter John Fortune, an estate in fee simple 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, Instrument No. M06-09688, 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 \$102,575.00.

Dated May 24th, 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

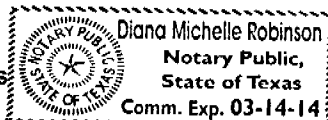
Assistant Vice President

State of TEXAS
COUNTY of Dallas

This instrument was acknowledged before me on May 24th, 2011 by Teresa M. Foley
for Federal National Mortgage Association. Assistant Vice President

My commission expires: _____

Notary Public - State of Texas



42amt

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the E1/2 of the NW1/4 of Section 29, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a point on the West line of the said E1/2 of the NW1/4 said point being South 89° 58' 36" East 1,319.48 feet and North 00° 17' 46" East 594.09 feet from the West 1/4 corner of said Section 29; thence North 00° 17' 46" East along the West line of the said E1/2 of the NW1/4 993.05 feet; thence South 89° 42' 14" East 60.00 feet; thence South 35 ° 21' 30" East 486.98 feet; thence South 54° 16' 48" East 220.90 feet; thence South 48° 26' 22" West 703.35 feet to the point of beginning.