

NTC 89640

2011-007043

Klamath County, Oregon



00103092201100070430020028

06/08/2011 03:18:02 PM

Fee: \$42.00

AFTER RECORDING RETURN TO:

Shapiro & Sutherland, LLC
5501 N.E. 109th Court, Suite N
Vancouver, WA 98662
Telephone: (360) 260-2253
09-102090

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That PHH Mortgage Corporation, fka Cendant Mortgage Corporation, fka PHH Mortgage Services, 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:

The Northwest 1/4 of the SE 1/4 of the SW 1/4 of Section 17, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

more commonly known as: 15420 Mustang Road, 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

425m

In Witness Whereof, the grantor has executed this 31 day of March, 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.

PHH Mortgage Corporation, fka Cendant Mortgage Corporation, fka PHH Mortgage Services,

Marc J. Hinkle
Name: Marc J. Hinkle
Title: Vice President

Lawrence Riggs
Name: Lawrence Riggs
Title: Asst. Vice President

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 New Jersey
County of Burlington^{ss.}

On this 31 day of March, 2011, personally appeared Marc J. Hinkle and Lawrence Riggs who, being duly sworn each for himself and not one for the other, did say that the former is the Vice President and that the latter is the Asst. Vice President of PHH Mortgage Corporation, fka Cendant Mortgage Corporation, fka PHH Mortgage Services,, 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.

Alice P. Harden
Notary Public

My Commission Expires: ALICE P. HARDEN

NOTARY PUBLIC OF NEW JERSEY

Commission Expires 4/17/2013

S&S # 09-102690

