

WTC 89938

2011-007075

Klamath County, Oregon



00103139201100070750010018

06/09/2011 03:23:33 PM

Fee: \$37.00

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:

Zachary Wayne Webb, an estate in fee simple

SEND TAX STATEMENTS TO:

Zachary Wayne Webb, an estate in fee simple

3918 Bristol Avenue

Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Zachary Wayne Webb

3918 Bristol Avenue

Klamath Falls, OR 97603

Escrow No: 470311011736-TTJA26

3918 Bristol 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 Zachary ^{W.}Wayne Webb, an estate in fee simple Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Lot 11 of SUMMERS PARK, 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 \$87,100.00.

Dated May 23, 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

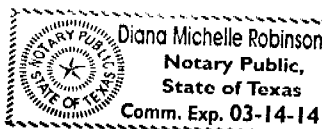
Assistant Vice President

State of TEXAS
COUNTY of Dallas

This instrument was acknowledged before me on May 23, 2011 by TERESA M. FOLEY
for Federal National Mortgage Association.

My commission expires: _____

_____, Notary Public - State of Texas



37Awt