

UTC 89828

2011-007133

Klamath County, Oregon



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06/10/2011 03:19:50 PM

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:

Stephan Borrer, an unmarried man

SEND TAX STATEMENTS TO:

Stephan Borrer, an unmarried man

5216 Mazama Dr

Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Stephan Borrer

4655 Austin Street

Klamath Falls, OR 97603

Escrow No: 470311011341-TTJA26

4655 Austin Street

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 Stephan Borrer, an unmarried man 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 Recorded on January 29, 2007 in Book 2007, at Page 001510, 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 \$72,900.00.

Dated June 7th, 2011; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Federal National Mortgage Association

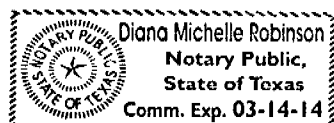
by: Teresa M. Foley

Assistant Vice President

State of TEXAS
COUNTY of Dallas

This instrument was acknowledged before me on June 7th, 2011 by Teresa M. Foley
for Federal National Mortgage Association. **Assistant Vice President**

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



424hnd

EXHIBIT "A"

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 Tract 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 Klamath County Deed Records, Volume 132, page 535; 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 Klamath County Deed Records, Volume 117, page 92; 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