

NOTE 891162

2011-007651  
Klamath County, Oregon



00103860201100076510030035

06/24/2011 03:36:07 PM

Fee: \$47.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Joe K. Donald

146450 Beal Road

La Pine, OR 97739

Until a change is requested all tax statements  
shall be sent to the following address:

Joe K. Donald

146450 Beal Road

La Pine, OR 97739

Escrow No. 01-130290

Title No. 89162

SPECIAL r.042611

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**SPECIAL WARRANTY DEED**

**Fannie Mae a/k/a Federal National Mortgage Association,**

Grantor(s) hereby conveys and specially warrants to

**Joe K. Donald and Patricia A. Donald, as tenants by the entirety,**

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The true and actual consideration for this conveyance is **\$242,000.00**.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

47pmf

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.

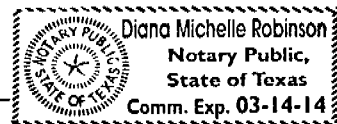
Dated this 6<sup>th</sup> day of June, 2011.

Federal National Mortgage Association  
BY: [Signature]  
Teresa M. Foley, Assistant Vice President

State of Texas  
County of Dallas

This instrument was acknowledged before me on June 6<sup>th</sup>, 2011 by Teresa M. Foley as Assistant Vice President of Federal National Mortgage Association.

[Signature]  
(notary public)  
My commission expires \_\_\_\_\_



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That portion of the E1/2 SE1/4 of Section 28 and the W1/2 SW1/4 of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and described as follows:

Beginning at the Southeast corner of Section 28, thence heading North 88° 41' West 1290 feet more or less to the East 1/16 corner of Sections 28 and 33; thence North 00° 16' East 2597 feet more or less to the Center East 1/16<sup>th</sup> corner of Section 28; thence North 00° 23' West 185 feet more or less; thence North 89° 51' 55" East 747.52 feet; thence North 14° 26' 38" East 735.59 feet more or less; thence North 89° 53' 45" East 1605 feet more or less to the Westerly right of way line of the Burlington Northern Railroad; thence South 14° 41' 36" West 2276 feet more or less along the Westerly right of way line of the Burlington Northern Railroad to the South line of the NW1/4 SW1/4; thence South 89° 36' 17" West 609.07 feet to the South 1/16<sup>th</sup> corner of Sections 28 and 27; thence South 02° 38' 00" West 1313 feet more or less, to the true point of beginning.