

WTC 96045

2011-007807

Klamath County, Oregon



00104068201100078070020024

RECORDING REQUESTED BY:

Ticor Title Company of Oregon
744 NE 7th St
Grants Pass, OR 97526

06/29/2011 03:26:00 PM

Fee: \$42.00

GRANTOR'S NAME:
Federal National Mortgage Association

GRANTEE'S NAME:
Terrance L. Johnson, an estate in fee simple

SEND TAX STATEMENTS TO:
Terrance L. Johnson, an estate in fee simple
4780 Glenwood Drive
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Terrance L. Johnson
4780 Glenwood Drive
Klamath Falls, OR 97603

Escrow No: 470311012340-TTJA26

4780 Glenwood Drive
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

Terrance L. Johnson, 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. 2007-014041, except as specifically set forth below:

Lot 21 in Block 6 of TRACT 1035, GATEWOOD, 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 \$143,900.00

470311012340-TTJA26
Deed (Special Warranty - Statutory Form)

422mf

Dated 6/27/11; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Federal National Mortgage Association

by: [Signature]

Teresa M. Foley
Assistant Vice President

State of TEXAS

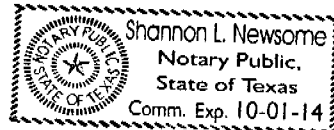
COUNTY of Dallas

This instrument was acknowledged before me on JUNE 27, 2011

by _____

Teresa M. Foley
Assistant Vice President

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



Lot 21 in Block 6 of TRACT 1035, GATEWAY, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.