

2011-008065

Klamath County, Oregon



00104391201100080650010019

07/08/2011 10:59:08 AM

Fee: \$37.00

MTC90289

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:

Billy Gatlin and Charlotte K. Gatlin

SEND TAX STATEMENTS TO:

Billy Gatlin and Charlotte K. Gatlin

4928 Haskins Rd

Bonanza, OR 97623

AFTER RECORDING RETURN TO:

Billy Gatlin and Charlotte K. Gatlin

32311 Bobwhite Drive

Bonanza, OR 97623

Escrow No: 470310007502-TTJA26

32311 Bobwhite Drive

Bonanza, OR 97623

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 Billy^w Gatlin and Charlotte K. Gatlin ** 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. 2007-017845, except as specifically set forth below:

**as tenants by the entirety

Lot 22 in Block 76 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, 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 \$59,000.00.

Dated July 5th, 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

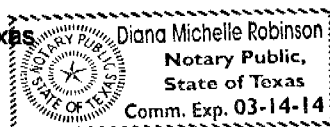
This instrument was acknowledged before me on July 5th, 2011 by TERESA M. FOLEY for Federal National Mortgage Association.

[Signature] Notary Public - State of Texas

My commission expires: _____

470310007502-TTJA26

Deed (Special Warranty – Statutory Form)



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