

Not 90285

2011-008221

Klamath County, Oregon



00104608201100082210020024

07/13/2011 03:25:33 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:

John I. Torgerson and Deborah M. Torgerson
and Burnell Hubert and Mabel Hubert

SEND TAX STATEMENTS TO:

John I. Torgerson and Deborah M. Torgerson
and Burnell Hubert and Mabel Hubert
8401 Siegel St

Valley Springs, CA 95252

AFTER RECORDING RETURN TO:

John I. Torgerson and Deborah M. Torgerson
419 High Street
Klamath Falls, OR 97601

Escrow No: 470311012480-TTJA26

419 High Street

Klamath Falls, OR 97601

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 John I. Torgerson and Deborah M. Torgerson and Burnell Hubert and Mabel Hubert ** Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

**

Lot 8 in Block 50 and that portion of Lot 11 being the Southerly half thereof, lying and being between Lots 3 and 8, the same being a piece or parcel of the width of 10 feet by 53.2 feet in length lying and adjoining said Lot 8 on the Northerly side, all being in Block 50 of FIRST ADDITION to the City of Klamath Falls, 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 \$137,500.00.

470311012480-TTJA26

Deed (Special Warranty – Statutory Form)

42nd

Dated June 30th, 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:

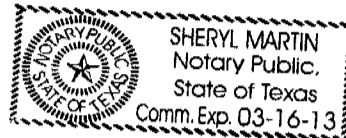
Teresa M. Foley
Assistant Vice President

State of TEXAS
COUNTY of Dallas

This instrument was acknowledged before me on June 30, 2011 by Teresa M. Foley for
Federal National Mortgage Association. Assistant Vice President



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



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