

MC 90044

2011-08798

Klamath County, Oregon



00105333201100087980020020

07/29/2011 03:19:11 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:

Thomas A. James and Heather R. James, as
tenants by the entirety

SEND TAX STATEMENTS TO:

Thomas A. James and Heather R. James, as

tenants by the entirety

PO Box 417

Gilchrist, OR 97737

AFTER RECORDING RETURN TO:

Thomas A. James and Heather R. James

1779 N Airport Road

Crescent, OR 97733

Escrow No: 470311011737-TTJA26

1779 N Airport Road

Crescent, OR 97733

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 Thomas A. James and Heather R. James, as tenants by the entirety 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, in mortgage records VM05 Page 10599, 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 ~~\$20,500.00~~ 133,000.00

470311011737-TTJA26

Deed (Special Warranty - Statutory Form)

429m

Dated June 27, 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 27, 2011 by Teresa M. Foley
for Federal National Mortgage Association. Assistant Vice President

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

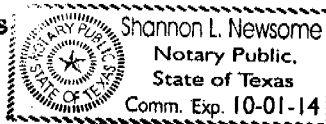


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A parcel of land situate in the W1/2 SE1/4 SW1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the West 1/16 corner common to Sections 25 and 36, a #5 by 45" aluminum capped steel rod; thence along the West 1/16 Section line, North 00° 00' 04" East, 561.40 feet to a point, a 3/4" by 30" pipe at the East end of the centerline projection of Airstrip Road; thence along said centerline, North 62° 46' 52" East 205.91 feet to a point, being the true point of beginning; thence North 00° 00' 35" West 670.30 feet to a point along the South 1/16 Section line, a #5 by 30" steel rod; thence along said South 1/16 line, North 89° 42' 14" East 378.44 feet to a point, a #5 by 48" steel rod; thence South 00° 00' 33" East, 473.63 feet to a point in the centerline projection of Airstrip Road; thence along said centerline, South 62° 46' 52" West 425.51 feet to the point of beginning, TOGETHER WITH a strip of land 30 feet in width, lying along the Southern bound hereof and against the centerline projection of Airstrip Road, for the purposes of ingress and egress and heretofore expressed in Deed Volume M77, page 12062, Microfilm Records of Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land situate in the Southwestern part of the above described parcel, which the grantors herein reserve unto themselves, and more particularly described as follows:

Commencing at the West 1/16 corner common to Sections 25 and 36, a #5 by 48" aluminum capped steel rod; thence along the West 1/16 Section line, North 00° 00' 04" East, 561.40 feet to a point, a 3/4" by 30" pipe at the East end of the centerline projection of Airstrip Road; thence along said centerline, North 62° 46' 52" East 205.91 feet to a point, being the true point of beginning; thence North 00° 00' 35" West 391.65 feet to a point, a #5 by 30" steel rod; thence along a line parallel to the South 1/16 Section line, North 89° 42' 14" East 180.00 feet to a point, a #5 by 30" steel rod; thence South 00° 00' 35" East 300.00 feet to a point along the centerline projection of Airstrip Road; thence along said centerline, South 62° 46' 52" West 202.39 feet to the point of beginning, TOGETHER WITH a strip of land 30 feet in width, lying along the Southern bound hereof and against the centerline projection of Airstrip Road, for the purposes of ingress and egress and heretofore expressed in Deed Volume M77, page 12062, Microfilm Records of Klamath County, Oregon.

PARCEL 2

A parcel of land situate in the W1/2 SE1/4 SW1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the West 1/16 corner common to Sections 25 and 36, a #5 by 48" aluminum capped steel rod; thence along the West 1/16 Section line, North 00° 00' 04" East, 561.40 feet to a point, a 3/4" by 30" pipe at the East end of the centerline projection of Airstrip Road; thence along said centerline, North 62° 46' 52" East 205.91 feet to a point, being the true point of beginning; thence North 00° 00' 35" West 391.65 feet to a point, a #5 by 30" steel rod; thence along a line parallel to the South 1/16 Section line, North 89° 42' 14" East 180.00 feet to a point, a #5 by 30" steel rod; thence South 00° 00' 35" East 300.00 feet to a point along the centerline projection of Airstrip Road; thence along said centerline, South 62° 46' 52" West 202.39 feet to the point of beginning, TOGETHER WITH a strip of land 30 feet in width, lying along the Southern bound hereof and against the centerline projection of Airstrip Road, for the purposes of ingress and egress and heretofore expressed in Deed Volume M77, page 12062, Microfilm Records of Klamath County, Oregon.