

UTC 90816

2011-009117

Klamath County, Oregon



00105737201100091170010017

08/08/2011 03:25:00 PM

Fee: \$37.00

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:

Charles L. Church and Cari J. Church

SEND TAX STATEMENTS TO:

Charles L. Church and Cari J. Church

~~2406 Ward St~~ 5049 Laurelwood Dr.

Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Charles L. Church and Cari J. Church

5049 Laurelwood Drive

Klamath Falls, OR 97603

Escrow No: 470311013757-TTJA26

5049 Laurelwood 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 Charles L. Church and Cari J. Church \*\* 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. M06-06794, except as specifically set forth below:

\*\* as tenants by the entirety

Lot 4 in Block 15 of TRACT NO. 1064, FIRST ADDITION TO 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 \$125,000.00.

Dated July 22, 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

Teresa M. Foley

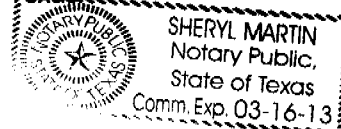
This instrument was acknowledged before me on July 22, 2011 by Assistant Vice President as for Federal National Mortgage Association.

My commission expires:

[Signature] Notary Public - State of Texas

470311013757-TTJA26

Deed (Special Warranty – Statutory Form)



37Amf