

NTC 90138

2011-009538  
Klamath County, Oregon



**RECORDING REQUESTED BY:**

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

08/18/2011 03:15:01 PM

Fee: \$42.00

**GRANTOR'S NAME:**  
Federal National Mortgage Association

**GRANTEE'S NAME:**  
Donald S. Andrews and Sheri L. Andrews, as  
tenants by the entirety

**SEND TAX STATEMENTS TO:**  
Donald S. Andrews and Sheri L. Andrews, as  
tenants by the entirety  
1844 Benson Avenue  
Klamath Falls, OR 97601

**AFTER RECORDING RETURN TO:**  
Donald S. Andrews and Sheri L. Andrews  
1844 Benson Avenue  
Klamath Falls, OR 97601

Escrow No: 470311012022-TTJA26

1844 Benson Avenue  
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

Donald S. Andrews and Sheri L. Andrews, 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, Instrument No. 2009-002578, except as specifically set forth below:

Lots 4, 5 and 6 in Block 37 of MOUNTAIN VIEW ADDITION, 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 \$141,500.00.

470311012022-TTJA26  
Deed (Special Warranty – Statutory Form)

422m

Dated 8/15/11; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Federal National Mortgage Association

by: *T.M. Foley*

**Teresa M. Foley**  
Assistant Vice President

State of TEXAS

COUNTY of Dallas

This instrument was acknowledged before me on August 15, 20 11

by TERESA M. FOLEY

*[Signature]*  
Ass't Vice President

*[Signature]*, Notary Public - State of Texas  
My commission expires: 3/4/14



Lots 4, 5 and 6 in Block 37 of MOUNTAIN VIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.