

NOTE 90458

2011-009785  
Klamath County, Oregon



08/26/2011 03:15:58 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:  
Richard W. Bowman and Sharon D. Bowman

SEND TAX STATEMENTS TO:  
Richard W. Bowman and Sharon D. Bowman  
2521 Hope Street  
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:  
Richard W. Bowman and Sharon D. Bowman  
2521 Hope Street  
Klamath Falls, OR 97603

Escrow No: 470311012912-TTJA26  
2521 Hope Street  
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 Richard W. Bowman and Sharon D. Bowman \*\* 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. M05, page 41256, Microfilm Records of Klamath County, except as specifically set forth below:

\*\* as tenants by the entirety

Tract 9 and the S1/2 of the vacated alley adjoining the North line of Tract 9 all in GIENGER'S HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion lying within Land Partition 33-00.

**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 \$145,000.00.

470311012912-TTJA26  
Deed (Special Warranty – Statutory Form)

42 amt

Dated August 1st, 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 August 1st, 2011 by Teresa M. Foley  
as \_\_\_\_\_ for Federal National Mortgage Association. Assistant Vice President

[Signature]  
\_\_\_\_\_, Notary Public - State of Texas

My commission expires: 3/14/14



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