

WTC891692

2011-010513  
Klamath County, Oregon



RECORDING REQUESTED BY:

09/19/2011 03:28:01 PM

Fee: \$37.00

Ticor Title Company of Oregon  
744 NE 7th St  
Grants Pass, OR 97526  
GRANTOR'S NAME:  
Federal National Mortgage Association  
GRANTEE'S NAME:  
Andrew John Shockley  
SEND TAX STATEMENTS TO:  
Andrew John Shockley  
1555 Hope Street  
Klamath Falls, OR 97603  
AFTER RECORDING RETURN TO:  
Andrew John Shockley  
1555 Hope Street  
Klamath Falls, OR 97603  
Escrow No: 470311014511-TTJA26  
1555 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 Andrew John Shockley  
\*\* 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. 2008-002178, except as specifically set forth below: \*\*

Lot 57 of LEWIS TRACTS, according to the official plat thereof on file in the office of the 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 \$52,500.00.

Dated August 30, 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: \_\_\_\_\_

**Sheryl Martin**

**Ass't Vice President**

State of TEXAS  
COUNTY of Dallas

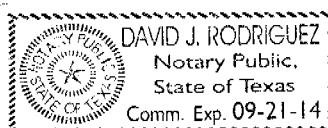
This instrument was acknowledged before me on August 30, 2011, by \_\_\_\_\_

as **Sheryl Martin** for Federal National Mortgage Association.

**Ass't Vice President**, Notary Public - State of Texas

My commission expires: \_\_\_\_\_

470311014511-TTJA26  
Deed (Special Warranty – Statutory Form)



37 Aug 11