

WC 90867  
2011-010887

Klamath County, Oregon



00107955201100108870020020

09/29/2011 11:06:03 AM

Fee: \$42.00

**AFTER RECORDING MAIL TO:**

David Ocean & Allen Vader  
33758 Sundance Drive  
Chiloquin, OR 97624

Until requested otherwise,  
send all tax statements to:  
Same As Above

Filed for Record at Request of: Pinnacle Northwest Escrow, LLC  
Escrow Number: 1111483 / Title Number: 0090867 \*\*AmeriTitle\*\*

### Special Warranty Deed

Property Address: 3429 Quarry Street, Klamath Falls, OR 97601  
Assessor's Tax Account No.: 3809-019AD-06300-000  
Key No.: 434104 / Code No.: 001

Federal National Mortgage Association, GRANTOR, conveys and specially warrants to David Ocean and Allen Vader, 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. 2009-000125 except as specifically set forth below, situated in the County of Klamath, State of Oregon, to wit:

Lot 3, Block 23 and the Easterly 10 feet of vacated Quarry Street adjoining said Lot 3 on the West, all in CHELSEA ADDITION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: (1) Any and all property taxes (including any assessments collected with taxes), in an undetermined amount, which are or shall be a lien but are not yet payable, and which shall be levied by the State and/or County for the next taxable or fiscal year;

(2) Any and all items listed on the pages attached hereto, disclosed of the public record, or listed on a commitment of title, including without limitation any agreements, conditions, covenants, declarations, easements, notices, rights, reservations, and/or restrictions which are incorporated herein as if fully set forth.

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 and actual consideration for this conveyance is \$7,500.00.  
(Here, comply with the requirements of ORS 93.030.)

42Amf

GRANTOR: Federal National Mortgage Association

BY: [Signature]

ASST VICE PRESIDENT

REPRESENTATIVE OF Federal National Mortgage Association

PRINT NAME:

Dated: 8/26/11

STATE OF TEXAS

COUNTY OF DALLAS

} SS:

I certify that I know or have satisfactory evidence that MICHAEL SIMMONS  
is / are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this  
instrument and acknowledge it to be his / her / their free and voluntary act for the uses and purposes

mentioned in this instrument. And that he / she / they is / are the ASST VICE PRESIDENT of  
Federal National Mortgage Association, and is authorized to sign on its behalf.

Dated: 8/26/11

[Signature]  
Notary Public in and for the State of Texas

Residing at \_\_\_\_\_

My appointment expires: 7.27.13

