

WTC 40988

2011-010898

Klamath County, Oregon



00107968201100108980020022

09/29/2011 03:01:43 PM

Fee: \$42.00

RECORDING REQUESTED BY:
Ticor Title Company of Oregon
744 NE 7th St
Grants Pass, OR 97526

GRANTOR'S NAME:
Fannie Mae a/k/a Federal National Mortgage
Association organized and existing under the
laws of the United States of America

GRANTEE'S NAME:
James D. Nordal and Ginger C. Nordal, as
tenants by the entirety

SEND TAX STATEMENTS TO:
James D. Nordal and Ginger C. Nordal, as
tenants by the entirety
1341 Lakeshore Drive
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
James D. Nordal and Ginger C. Nordal
1341 Lakeshore Drive
Klamath Falls, OR 97601

Escrow No: 470311014181-TTJA26
1341 Lakeshore Drive
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America Grantor, conveys and specially warrants to James D. Nordal and Ginger C. Nordal, 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. M06, page 13238, except as specifically set forth below:

Lot 35 and 36 of LAKESHORE GARDENS, 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 \$114,900.00.

470311014181-TTJA26
Deed (Special Warranty – Statutory Form)

42Amf

Dated September 21, 2011; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America

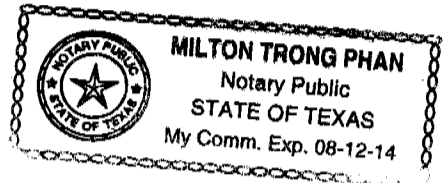
by: DAVID RODRIGUEZ **ASST. VICE PRESIDENT**

State of TEXAS
COUNTY of Dallas

This instrument was acknowledged before me on September 21, 2011 by DAVID RODRIGUEZ

as ASST. VICE PRESIDENT for Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America

MTP, Notary Public - State of Texas
My commission expires: _____



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