

2011-010933

Klamath County, Oregon



00108007201100109330010011

09/30/2011 11:17:30 AM

Fee: \$37.00

**RECORDING REQUESTED BY:**

Ticor Title Company of Oregon  
744 NE 7th St

Grants Pass, OR 97526

**GRANTOR'S NAME:**

FANNIE MAE aka Federal National Mortgage Association

**GRANTEE'S NAME:**

Jasmine C. DeCordova

**SEND TAX STATEMENTS TO:**

Jasmine C. DeCordova

1503 Delta Street

Klamath Falls, OR 97601

**AFTER RECORDING RETURN TO:**

Jasmine C. DeCordova

1503 Delta Street

Klamath Falls, OR 97601

Escrow No: 470311013926-TTJA26

1503 Delta Street

Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED - STATUTORY FORM**

(INDIVIDUAL or CORPORATION)

FANNIE MAE aka Federal National Mortgage Association Grantor, conveys and specially warrants to Jasmine C. DeCordova, an estate in fee simple 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. M05-87136, except as specifically set forth below:

**The West 78 feet of Lot 6 in Block 33, HILLSIDE ADDITION to the City of Klamath Falls, 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 \$45,500.00.

Dated September 27, 2011; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

FANNIE MAE aka Federal National Mortgage Association

*[Signature]*  
ASST. VICE PRESIDENT

State of TEXAS  
COUNTY of Dallas

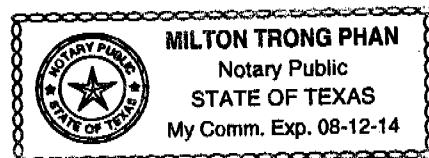
This instrument was acknowledged before me on Sept 27, 2011 by CONIN RODRIGUEZ

As ASST. VICE PRESIDENT for FANNIE MAE aka Federal National Mortgage Association

MTP, Notary Public - State of Texas

My commission expires: 8-12-14

470311013926-TTJA26  
Deed (Special Warranty - Statutory Form)



*37AM*