

2011-011310

Klamath County, Oregon



00108460201100113100020028

RECORDING REQUESTED BY:

10/11/2011 03:16:08 PM

Fee: \$42.00

Ticor Title Company of Oregon
744 NE 7th St
Grants Pass, OR 97526
GRANTOR'S NAME:
Federal National Mortgage Association
GRANTEE'S NAME:
George Frederick Daum
SEND TAX STATEMENTS TO:
George Frederick Daum
15420 Mustang Road
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
George Frederick Daum
15420 Mustang Road
Klamath Falls, OR 97603
Escrow No: 470311013695-TTJA26

15420 Mustang Road
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 George Frederick Daum ** 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 66155, except as specifically set forth below: **

The NW1/4 of the SE1/4 of the SW1/4 of Section 17, Township 40 South, Range 8 East of the Willamette Meridian, 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 \$235,000.00.

Dated September 19, 2011; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

422me

Federal National Mortgage Association

by. _____

Teresa M. Foley
Assistant Vice President

State of TEXAS
COUNTY of Dallas

This instrument was acknowledged before me on September 19th, 2011

By Teresa M. Foley
Assistant Vice President

as _____ for Federal National Mortgage Association

MTP, Notary Public - State of Texas
My commission expires: 8-12-14

