

2011-013358

Klamath County, Oregon



00110849201100133580020023

12/01/2011 03:24:48 PM

Fee: \$42.00

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

GRANTOR'S NAME:  
Federal National Mortgage Association

GRANTEE'S NAME:  
Jerry L. Adams and Rose R. Adams

SEND TAX STATEMENTS TO:  
Jerry L. Adams and Rose R. Adams  
39520 Dusty Lane  
Chiloquin, OR 97624

AFTER RECORDING RETURN TO:  
Jerry L. Adams and Rose R. Adams  
39520 Dusty Lane  
Chiloquin, OR 97624

Escrow No: 470311014375-TTJA26  
39520 Dusty Lane  
Chiloquin, OR 97624

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 Jerry L. Adams and Rose R. Adams \*\* 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 Recorded in Volume M04, page 81936, except as specifically set forth below:  
\*\* as tenants by the entirety

See Attached Exhibit "A"

**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 \$170,000.00.

420m

Dated November 9, 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: DAVID RODRIGUEZ **ASST. VICE PRESIDENT**

State of TEXAS  
COUNTY of Dallas

This instrument was acknowledged before me on November 9, 2011 by DAVID RODRIGUEZ  
**ASST. VICE PRESIDENT**  
as \_\_\_\_\_ for Federal National Mortgage Association.

\_\_\_\_\_, Notary Public - State of Texas  
My commission expires: \_\_\_\_\_



**Exhibit "A"**

A parcel of land situated in Lot 3 and Lot 6 of Block 1 of TRACT 1118, also being in the SE1/4 of the NW1/4 of Section 36, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 3 thence North 89°55'37" West, along the South line of said Lot 3, 355.35 feet; thence North 50°06'19" West 706.16 feet to the Southwest corner of said Lot 6; thence North, along the West line of said Lot 6, 613.45 feet, more or less, to a point 485.00 feet South of the Northwest corner of said Lot 6; thence East, parallel to the North line of said Lot 6; 897.83 feet to a point on the East line of said Lot 6; thence South 00°02'14" West 613.45 feet to the Easterly corner common to said Lots 3 and 6; thence continuing South 00°02'14" West 453.37 feet to the point of beginning, with bearings based on the plat of said TRACT 1118.