14593330

2011-014238 Klamath County, Oregon



12/28/2011 11:08:50 AM

Fee: \$37.00

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: Carolyn L. Schiffner, an estate in fee simple SEND TAX STATEMENTS TO: Carolyn L. Schiffner, an estate in fee simple 2021 White Avenue Klamath Falls, OR 97601 AFTER RECORDING RETURN TO: Carolyn L. Schiffner 2021 White Avenue Klamath Falls, OR 97601 Escrow No: 470311015757-TTJA26 2021 White Avenue Klamath Falls, OR 97601

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 Carolyn L. Schiffner, 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. M06-03820, except as specifically set forth below:

Lot 11 in Block 202, MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file and 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 CRS 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

11, CHAPTER 424, OREGON LAWS 2007, AND		
LAWS 2009.		·
The true consideration for this conveyance is \$25	,000.00.	
Dated December 2/, 2011; if a corporate gran	ntor, it has caused its name to l	be signed by order of its
board of directors.		
	Federal National Mortgag	e Association
	by:	
	🗸 mayin Rodrigut	<b>2</b> .
State of TEXAS	<del></del>	
COUNTY of Dallas		
1	2/	Bayid Robriguez
This instrument was acknowledged before me on	December 🌽 /, 2011 by	

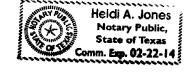
as \_\_est\_vice PRESIDENT for Federal National Mortgage Association.

Notary Public - State of Texas

My commission expires

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470311015757-TTJA26 Deed (Special Warranty – Statutory Form)



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