

NOTE 91330

2011-014238

Klamath County, Oregon



00111887201100142380010010

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 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 \$25,000.00.

Dated December 21, 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

State of TEXAS
COUNTY of Dallas

DAVID RODRIGUEZ

This instrument was acknowledged before me on December 21, 2011 by

as ASST. VICE PRESIDENT for Federal National Mortgage Association.

[Signature], Notary Public - State of Texas
My commission expires: _____

470311015757-TTJA26
Deed (Special Warranty - Statutory Form)



37AM