

WTC 90140

2011-014376

Klamath County, Oregon



00112044201100143760020023

12/30/2011 03:20:47 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:
Scott M. Degel and Meaghan M. Campbell-Degel

SEND TAX STATEMENTS TO:
Scott M. Degel and Meaghan M. Campbell-Degel
758 W Oregon Ave
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
Scott M. Degel and Meaghan M. Campbell-Degel
1200 Lynnewood Boulevard
Klamath Falls, OR 97601

Escrow No: 470311016802-TTJA26
1200 Lynnewood Boulevard
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 Scott M. Degel and Meaghan M. Campbell-Degel ** 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. M05-54618, except as specifically set forth below:

**

Lot 8 in Block 7 of TRACT 1091, LYNNEWOOD, 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 \$155,000.00.

422nd

Dated December 29th, 2011; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

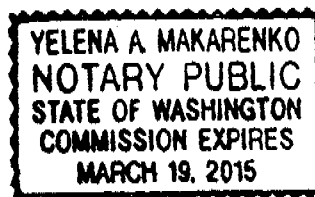
Federal National Mortgage Association

by: [Signature]
Kelly Sutherland of
Shapiro & Sutherland, PC as Attorney in Fact.

State of Washington
COUNTY of Clark

This instrument was acknowledged before me on December 29th, 2011 by December
of Shapiro and Sutherland as Attorney in Fact for Federal National Mortgage Association.

Yelena A. Makarenko, Notary Public - State of Washington
My commission expires: 3/19/2015



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