

1st 1803014

2012-000374

Klamath County, Oregon

**AFTER RECORDING RETURN TO**

Anna F. Budden

1835 Portland Street

Klamath Falls, OR 97601



00112528201200003740020028

01/17/2012 03:10:42 PM

Fee: \$42.00

1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instrument and required by ORS 205.234(a).

**Statutory Bargain and Sale Deed**

2. **DIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(b) or **GRANTOR**, as described in ORS 205.160.

Name: Federal National Mortgage Association

Name:

Address: 14221 Dallas Parkway Ste 1000

Address:

Dallas, TX 75254

3. **INDIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(a) or **GRANTEE**, as described in ORS 205.160.

Name: Anna F. Budden

Name:

Address: 1835 Portland Street

Address:

Klamath Falls, OR 97601

4. **INDIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(a)

Name:

Name:

Address:

Address:

5. **TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

\$29,900.00

6. **UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS** for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

1835 Portland Street, Klamath Falls, OR 97601

7. **FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or WARRANT**, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

N/A

8. **THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED**, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

N/A

F

After recording return to and send all tax statements to the following address  
Anna F. Budden  
3510 Jasma Lane  
Klamath Falls, OR 97601

**STATUTORY  
BARGAIN AND SALE DEED**

**Federal National Mortgage Association**, Grantor, as to a fee simple interest, conveys to **Anna F. Budden**, Grantee(s), the following described real property:

The Easterly 12 and 1/2 feet of Lot 19 and the Westerly 25 feet of Lot 20, Block 29, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Property ID No: R-3809-028BC-12200

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

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, of chapter 424, Oregon laws 2007. 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, of chapter 424, Oregon laws 2007.

The true and actual consideration for this conveyance is \$29,900.00(See ORS 93.030).

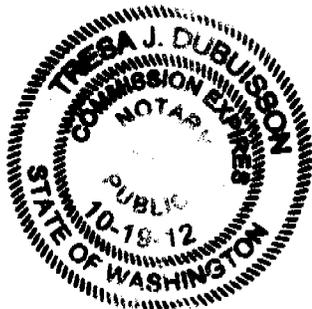
DATED: January 16<sup>th</sup>, 2012

Federal National Mortgage Association **FNMA by  
Erin Sheckler  
For RCO as  
A.F.**  
By: *Erin Sheckler*  
**Andrea Kulp** on behalf of RCO its Attorney in Fact

STATE OF Washington }  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that *Erin Sheckler* **Andrea Kulp** is the person who signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it on behalf of Routh Crabtree Olsen, P.S., as the Attorney in Fact of Federal National Mortgage Association to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 16<sup>th</sup>, 2012



*Tresa J. Dublison*  
Notary Public in and for the State of Washington  
Residing at Auburn, WA  
My Appointment Expires: 10-19-12