

NR 92013
RECORDING REQUESTED BY:
Ticor Title Company of Oregon
744 NE 7th St
Grants Pass, OR 97526

2012-001197
Klamath County, Oregon



02/01/2012 03:33:35 PM

Fee: \$42.00

GRANTOR'S NAME:
Federal National Mortgage Association
14221 Dallas Parkway, Ste 100
Dallas, TX 75254

GRANTEE'S NAME:
Scott M. Degel and Meaghan M. Campbell-Degel
Husband and Wife as Joint Tenants
1200 Lynnewood Blvd.
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:
Scott M. Degel and Meaghan M. Campbell-Degel
Husband and Wife as Joint Tenants
1200 Lynnewood Blvd.
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 Husband and Wife as Joint Tenants 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 \$149,900.00.

470311016802-TTJA26
Deed (Special Warranty – Statutory Form)

4/20/12

Dated January 30th, 2012; 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, Managing Partner,
Shapiro and Sutherland, LLC, attorney in fact

State of WASHINGTON

COUNTY of Clark

This Instrument was acknowledged before me on January 30th, 2012 by Kelly D. Sutherland
of Shapiro & Sutherland, LLC as Attorney in Fact for Federal National Mortgage Association.

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

YELENA A. MAKARENKO
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 19, 2015

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

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