

1st 1795611

2012-002275

Klamath County, Oregon

AFTER RECORDING RETURN TO

John A Delgado and Annette M Delgado

421 Telephone Flat Road

Chiloquin, OR 97624



00114745201200022750020028

03/02/2012 01:47:33 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: John A Delgado

Name: Annette M Delgado

Address: 421 Telephone Flat Road

Address: 421 Telephone Flat Road

Chiloquin, OR 97624

Chiloquin OR 97624

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.

\$89,000.00

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.

421 Telephone Flat Road Chiloquin, OR 97624

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

P

After recording return to and send all tax statements to the following address
John A Delgado and Annette M Delgado
421 Telephone Flat Road
Chiloquin, OR 97624

**STATUTORY
BARGAIN AND SALE DEED**

Federal National Mortgage Association, Grantor, as to a fee simple interest, conveys to **John A Delgado and Annette M Delgado**, Grantee(s), the following described real property:

A PARCEL OF LAND SITUATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A HALF INCH IRON PIPE ON THE SECTION LINE COMMON TO SECTIONS 27 AND 28 FROM WHICH THE SECTION CORNER COMMON TO SECTIONS 21, 22, 27 AND 28 BEARS NORTH 00° 38' 00" WEST, 1102.20 FEET; THENCE NORTH 00° 38' 00" WEST, 330.00 FEET ALONG SAID SECTION LINE TO A HALF INCH REBAR; THENCE SOUTH 89° 56' 51" EAST, 329.60 FEET TO A HALF INCH REBAR; THENCE SOUTH 00° 39' 49" EAST, 330.00 FEET TO A HALF INCH REBAR; THENCE NORTH 89° 56' 51" WEST, 329.77 FEET TO THE POINT OF BEGINNING.

Property ID No: R248823

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.

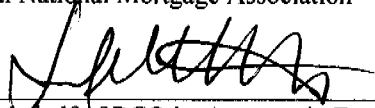
The true and actual consideration for this conveyance is \$89,000.00(See ORS 93.030).

DATED: February 28, 2012

Federal National Mortgage Association

FNMA by
Jennifer Grindle
For RCO as
AIF

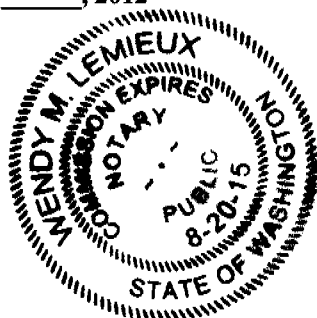
By:

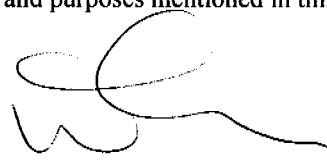

On behalf of RCO its Attorney in Fact

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Jennifer Grindle 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: February 28, 2012




Notary Public in and for the State of Washington
Residing at Maple Valley
My Appointment Expires: 8/20/2015