

11145

2012-002563
Klamath County, Oregon



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03/09/2012 11:25:03 AM

Fee: \$47.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE

AFTER RECORDING RETURN TO:

Dale A. Sanford and Vivian I. Sanford
1808 Summers Lane
Klamath Falls, OR 97603

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Special Warranty Deed – Statutory Form

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Fannie Mae
14221 Dallas Parkway, Ste 100
Dallas, TX 75254

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Dale A. Sanford and Vivian I. Sanford
1808 Summers Lane
Klamath Falls, OR 97603

4) TRUE AND ACTUAL CONSIDERATION
ORS 93.030(5) – Amount in dollars or other

\$ 49,900.00

☐ Other

5) SEND TAX STATEMENTS TO:

Dale A. Sanford and Vivian I. Sanford
1808 Summers Lane
Klamath Falls, OR 97603

6) SATISFACTION of ORDER or WARRANT
ORS 204.125(1)(e)

CHECK ONE:
(If applicable)

☐ FULL
☐ PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125 (1)(c)

\$ _____

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____ TO CORRECT

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____

OR AS FEE NUMBER _____

47Am

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

GRANTOR'S NAME:
Fannie Mae
14221 Dallas Parkway, Ste 100
Dallas, TX 75254

GRANTEE'S NAME:
Dale A. Sanford and Vivian I. Sanford
1808 Summers Lane
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:
Dale A. Sanford and Vivian I. Sanford
1808 Summers Lane
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Dale A. Sanford and Vivian I. Sanford
1808 Summers Lane
Klamath Falls, OR 97603

Escrow No: 470311014498-TTJA26

1808 Summers Lane
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Fannie Mae Grantor, conveys and specially warrants to Dale A. Sanford and Vivian I. Sanford ** 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 Page 20574, except as specifically set forth below:

**husband and wife

Lot 16, Block 1 of BRYANT TRACTS, according to the official plat thereof on file in the office of the County Clerk, 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 \$49,900.00.

Dated February 22, 2012; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Fannie Mae

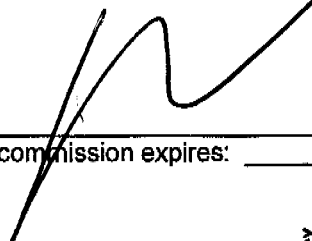
by: 

DAVID RODRIGUEZ

State of TEXAS

COUNTY of Dallas

This instrument was acknowledged before me on February 22, 2012 by **DAVID RODRIGUEZ**
as **ASST. VICE PRESIDENT** for Federal National Mortgage Association.

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



SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Lot 16, Block 1 of BRYANT TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.