

NR 91255

2012-002836

Klamath County, Oregon



00115424201200028360030039

03/16/2012 11:37:23 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:

Tommy E. McCleary and Darcy L. McCleary
~~3635 Maidu Drive~~ 2877 Sylvia Rd.
~~Chiloquin, OR 97624~~ Central Point, OR 97502

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 a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America
14221 Dallas Parkway, Ste 100
Dallas, TX 75254

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

Tommy E. McCleary and Darcy L. McCleary
3635 Maidu Drive
Chiloquin, OR 97624

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

\$ 125,000.00 ☐ Other

5) SEND TAX STATEMENTS TO:

Tommy E. McCleary and Darcy L. McCleary
~~3635 Maidu Drive~~ 2877 Sylvia Rd.
~~Chiloquin, OR 97624~~ Central Point, OR 97502

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

CHECK ONE: ☐ FULL
(If applicable) ☐ 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 _____

470311015251

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

GRANTOR'S NAME:
Fannie Mae a/k/a Federal National Mortgage
Association organized and existing under the
laws of the United States of America
14221 Dallas Parkway, Ste 100
Dallas, TX 75254

GRANTEE'S NAME:
Tommy E. McCleary and Darcy L. McCleary
3635 Maidu Drive
Chiloquin, OR 97624

SEND TAX STATEMENTS TO:
Tommy E. McCleary and Darcy L. McCleary
2877 Sylvia Rd
Central Point, OR 97502

AFTER RECORDING RETURN TO:
Tommy E. McCleary and Darcy L. McCleary
3635 Maidu Drive
Chiloquin, OR 97624

Escrow No: 470311015251-TTJA26
3635 Maidu Drive
Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America Grantor, conveys and specially warrants to Tommy E. McCleary and Darcy L. McCleary ** 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. M05-28962, except as specifically set forth below:

** as tenants by the entirety

Lots 29 and 30, Block 5, LATAKOMIE SHORES, 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 \$125,000.00.

Dated March 13, 2012; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America

by: DAVID RODRIGUEZ

ASST. VICE PRESIDENT

State of TEXAS

COUNTY of Dallas

DAVID RODRIGUEZ

This instrument was acknowledged before me on March 13, 2012 by _____

as **ASST. VICE PRESIDENT** for Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America

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



SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Lots 29 and 30, Block 5, LATAKOMIE SHORES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.