

UTC 91254

2012-002858
Klamath County, Oregon



00115454201200028580040043

03/16/2012 03:21:29 PM

Fee: \$52.00

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference -- Escrow No. 01-132799
Title Order No. 91254

Please print or type information.

1. AFTER RECORDING RETURN TO --

Required by ORS 205.180(4) & 205.238:

Name: **Ryan R. Welch**

Address: **2727 Darrow Ave**

City, ST Zip: **Klamath Falls, OR 97603**

2. TITLE(S) OF THE TRANSACTION(S) -- Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:

Document Title(s): Special Warranty Deed

3. DIRECT PARTY / GRANTOR Names and Addresses -- Required by ORS 205.234(1)(b)

Seller Name & Address: **Federal National Mortgage Association, REO L1113WB 14221 Dallas Parkway, Ste 1000, Dallas, TX 75254**

4. INDIRECT PARTY / GRANTEE Names and Addresses -- Required by ORS 205.234(1)(b)

Buyer Name & Address: **Ryan R. Welch, 2727 Darrow Ave, Klamath Falls, OR 97603**

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: **Ryan R. Welch**

Address: **2727 Darrow Ave**

City, ST Zip: **Klamath Falls, OR 97603**

6. TRUE AND ACTUAL CONSIDERATION -- Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$71,000.00

52AMT



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ryan R. Welch

2727 Darrow Ave

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

Ryan R. Welch

2727 Darrow Ave

Klamath Falls, OR 97603

Escrow No. 01-132799

Title No. 91254

SPECIAL r.020212

SPECIAL WARRANTY DEED

Fannie Mae a/k/a Federal National Mortgage Association,

Grantor(s) hereby conveys and specially warrants to

Ryan R. Welch,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances and claims created or suffered by the Grantor or by any predecessor in interest to the Grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded August 30, 2000 in Volume M00-31934, Microfilm Records of Klamath County, Oregon, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$71,000.00**.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

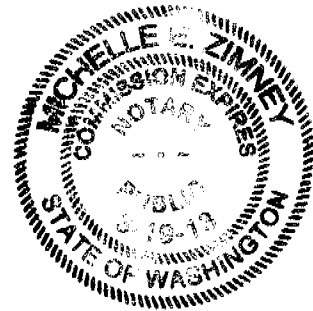
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 14 day of March, 2012.

Federal National Mortgage Association

BY: Craig L
Craig Peterson, Robinson Tait, PS, Attorney in Fact



State of Washington

County of King

On this day personally appeared before me Craig Peterson of Robinson Tait, P.S., as attorney in fact for Federal National Mortgage Association and that he executed the foregoing instrument by authority of and in behalf of said principal; and acknowledged said instruments to be the act and deed of said principal..

GIVEN under my hand official seal this 14 day of March, 2012.

Michelle E. Zimney
Printed Name: Michelle E. Zimney
Notary Public in and for the State of
Washington residing at Bonney Lake

My appointment expires 3-19-2013

EXBHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Lots 6, 7 and the W1/2 of Lot 5 in Block 2 of MILLS GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

The East 1/2 of Lot 5, Block 2 of MILLS GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.