

2012-004598

Klamath County, Oregon



00117511201200045980030033

05/02/2012 09:50:05 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S
USE

After recording return to:
SERVICE LINK
400 Corporation Dr
ALQUIPPA, PA 15001

Tax statements
shall be sent to the following address:
Morningside Funding, LLC
2370 Rice Blvd Suite 200,
Houston TX 77005

Escrow No. SL # 2976261
Loan No. L111H2X

SPECIAL WARRANTY DEED

The true and actual consideration for this conveyance is **\$31,540.00 (Thirty One Thousand Five Hundred Forty and 00/100 dollars)**

Federal National Mortgage Association, 14421 Dallas Parkway, Suite 100, Dallas, TX 75256, hereby grant, bargain, sell, warrant and convey to **Morningside Funding, LLC, 2370 Rice Blvd Suite 200, Houston TX 77005** as Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

All that certain parcel of land situate in the County of Klamath, State of Oregon, described as follows:

A portion of the E 1/2 SE 1/4 of Section 14, Township 39 South, Range 8 East of the Willamette Meridian, in Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northwestern right-of-way line of the Klamath Falls-Ashland Highway, which point bears North 42.8 feet and thence South 53°20 1/2' West, 169.28 feet from the Northeast corner of the SE 1/4 SE 1/4 of said Section 14; from said point of beginning; thence South 53°20 1/2'

West, along said Highway right of way line 75.0 feet; thence North 28°19' West, 228.9 feet, thence North 72° 12 1/2' East, 75.0 feet; thence South 28°27 1/2' East, 204.3 feet, more or less, to the point of beginning.

Saving therefrom that portion deeded to the State of Oregon by and through the Department of Transportation Highway Division, recorded July 3, 1989 in Volume M89 Page 12004, Deed Records of Klamath County, Oregon.

Tax/Parcel ID: R497634

More commonly known as: 6575 HIGHWAY 66 KLAMATH FALLS, OR 97601

Prior Recording Information: 11/03/2011 Instrument # 2011-012369

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, 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.

POA recorded in
Klamath County
on 1/27/12 in
DOC. 2012-737

Federal National Mortgage Association by
ServiceLink, a Division of Chicago Title Insurance
Company, its Attorney-in-Fact

By: 

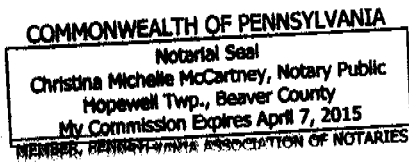
Name: Christopher Daniel

Its: AUP

STATE OF PA
COUNTY OF Beaver

THE FOREGOING INSTRUMENT was acknowledged before me this 16 day of April 2012 by
Christopher Daniel, as a duly authorized AUP of ServiceLink, a Division of
Chicago Title Insurance Company, the Attorney-in-Fact for **Federal National Mortgage Association**.
He/She is personally known to me or has produced _____ as
identification.

(SEAL)



Christina Michelle McCartney
Notary Public
Print Name: Christina Michelle McCartney
My Commission Expires:
4/7/2015