

2012-004599

Klamath County, Oregon



00117512201200045990020023

05/02/2012 09:51:15 AM

Fee: \$42.00

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 # 2976266  
Loan No. L111PZN

### **SPECIAL WARRANTY DEED**

The true and actual consideration for this conveyance is **\$24,410.00 (Twenty Four Thousand Four Hundred Ten 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 parcel of land situated in the County of Klamath, State of Oregon, being known and designated as follows:

Lot 18 in Block 23 of Tract 1113 Oregon Shore Unit 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax/Parcel ID: R243659

**More commonly known as: 34218 GLEN DR CHILOQUIN OR 97624**

Prior Recording Information: 12/19/2011 Instrument # 2011-014079

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

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

By: \_\_\_\_\_

Name: Christopher Daniel

Its: AUP

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

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

