

2012-004600

Klamath County, Oregon



00117513201200046000020028

05/02/2012 09:52:35 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 # 2976299
Loan No. L111PYJ

SPECIAL WARRANTY DEED

The true and actual consideration for this conveyance is **\$58,475.00 (Fifty Eight Thousand Four Hundred Seventy Five 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 situated in the County of Klamath, State of Oregon, being known and designated as follows:

Lot 87, Tract 1318, Gilchrist Townsite, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax/Parcel ID: R881580

More commonly known as: 138524 MICHIGAN AVENUE GILCHRIST OR 97737

Prior Recording Information: 12/29/11 Instrument # 2011-014293

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: 

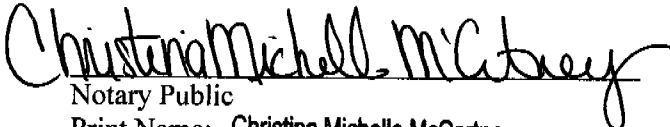
Name: Christopher Daniel

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)


Notary Public

Print Name: Christina Michelle McCartney

My Commission Expires:

4/7/2015

