

1st 1804264

2012-004618

Klamath County, Oregon



00117541201200046180010019

After recording return to and send all tax statements to the
David W Shanks and Peggy A Shanks
318 Miller Island Rd
Klamath Falls, OR 97603

05/02/2012 02:20:19 PM

Fee: \$37.00

**STATUTORY
BARGAIN AND SALE DEED**

Federal National Mortgage Association, Grantor, as to a fee simple interest, conveys to David W Shanks and Peggy A Shanks, husband and wife, Grantee(s), the following described real property:

Real property in the County of Klamath, State of Oregon, described as follows:

The S1/2 W1/2 Government Lot 14, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING the East 490 feet and EXCEPTING a 15 foot roadway off the South side and a 30 foot roadway off the West side, in the County of Klamath, State of Oregon.

Tax Parcel Number: R229602

Property ID No: R229602

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

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, of chapter 424, Oregon laws 2007. 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, of chapter 424, Oregon laws 2007.

The true and actual consideration for this conveyance is \$116,000.00(See ORS 93.030).

DATED: April 27, 2012

Federal National Mortgage Association

By:

On behalf of RCO its Attorney in Fact

FNMA by
Jennifer Grindle
For RCO as
AIF



STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Jennifer Grindle is the person who signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it on behalf of Routh Crabtree Olsen, P.S., as the Attorney in Fact of Federal National Mortgage Association to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 27, 2012

Notary Public in and for the State of Washington
Residing at Shoreline, WA
My Appointment Expires: 12/9/2015

F-37-