

WTC 92100

2012-005721

Klamath County, Oregon



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05/25/2012 03:17:48 PM

Fee: \$47.00

RECORDING REQUESTED BY:  
Ticor Title Company of Oregon  
744 NE 7th St  
Grants Pass, OR 97526

GRANTOR:  
Federal National Mortgage Association  
Int'l Plaza II, 14221 Dallas Pkwy, Ste 100  
Dallas, TX 75254

GRANTEE:  
Phil Fulbright and Carol Fulbright  
3939 S 6th St, Sp #145  
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:  
Phil Fulbright and Carol Fulbright  
6939 Henley Road  
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:  
Phil Fulbright and Carol Fulbright  
6939 Henley Road  
Klamath Falls, OR 97603

Escrow No: 470311016911-TTJA26

6939 Henley Road  
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Federal National Mortgage Association Grantor, conveys and specially warrants to Phil Fulbright and Carol Fulbright, husband and wife, Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in Klamath County, Instrument No. 2007-010816, except as specifically set forth below:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The true consideration for this conveyance is \$119,500.00.

**ENCUMBRANCES:**

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

**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.**

470311016911-TTJA26  
Deed (Special Warranty – Statutory Form)

477920

Dated April 4, 2012; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Federal National Mortgage Association

by: [Signature]  
Cara Richter, Associate Attorney,  
Shapiro and Sutherland, LLC, attorney in fact

State of WASHINGTON

COUNTY of Clark

This instrument was acknowledged before me on April 4, 2012 by J. Shapiro & S. Sutherland  
of Shapiro & Sutherland as Attorney in Fact for Federal National Mortgage Association.

T. Janelle Blevins, Notary Public - State of Washington  
My commission expires: 11-02-15

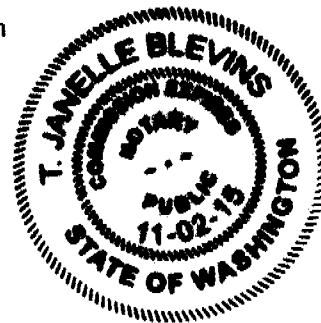


EXHIBIT "A"

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That portion of the N1/2 NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the North line of said Section 25, 774.9 feet East from the North quarter corner thereof; thence East along the North section line to the right of way line of the U.S. Canal; thence Southeast along said right of way to a point which is 560 feet Northwest along said right of way from the Intersection of said right of way with the North line of the County Road; thence South 89° 33' West 1040.8 feet; thence South 0° 27' East 552.6 feet, more or less, to a point on the North line of the County Road; thence South 89° 33' West along the North line of said County Road 60 feet; thence North 0° 27' West to the place of beginning.

EXCEPTING THEREFROM a parcel of land situate in the N1/2 NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of Section 25, 774.9 feet East from the North quarter corner thereof; thence South 0° 27' East to a point on the North line of the County Road; thence North 89° 33' East along the North line of the County Road 60 feet to a point; thence North 0° 27' West to a point on the North line of said Section 25; thence West along the North line of Section 25 a distance of 60 feet; more or less, to the point of beginning.