

WTC 93490

2012-007681

Klamath County, Oregon



00121155201200076810030037

07/13/2012 01:53:24 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:
Brian R. Stock and Meghan K. Esbenshade, as
tenants in common
5438 Northwood Ct
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:
Brian R. Stock and Meghan K. Esbenshade
6357 Simmers Avenue
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Brian R. Stock and Meghan K. Esbenshade
6357 Simmers Avenue
Klamath Falls, OR 97603

Escrow No: 470312020146-TTJA26

6357 Simmers Avenue
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 Brian R. Stock and Meghan K. Esbenshade, as tenants in common, 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. Vol 2007 Page 018630, except as specifically set forth below:

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

The true consideration for this conveyance is \$142,000.00.

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.

470312020146-TTJA26
Deed (Special Warranty – Statutory Form)

47 And

Dated July 9, 2012; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Federal National Mortgage Association

Andrea Whitney

By: [Signature]

Federal National Mortgage Association
By: Pite Duncan LLP, a California limited
liability partnership as its attorney-in-fact

State of TEXAS

County of Dallas

This instrument was acknowledged before me on July _____, 2012 by _____
as _____ for Federal National Mortgage Association.

_____, Notary Public - State of Texas
My commission expires: _____

Exhibit "A"

Parcel 1 of Land Partition 19-99, said Land Partition being situated in the SE1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress as created by Judgment entered in Klamath County Circuit Court Case No. 9903857CV, a copy of which was recorded December 8, 1999 in Volume M99, page 48382, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH an easement for access, public utilities, sewer and drainage over, under and across the East 30 feet of Parcels 2 and 3 of said Land Partition 19-99, as delineated on the face of said Land Partition.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of San Diego

On 7/9/12
Date

before me, Kristine Cea

Here Insert Name and Title of the Officer

personally appeared

Andrea Whitney
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Kristine Cea

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

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