

2012-010188

Klamath County, Oregon



00124265201200101880030039

09/14/2012 03:04:01 PM

Fee: \$47.00

MT093040



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Grant P. Crandall

27119 Rocky Point Road

Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:

Grant P. Crandall

27119 Rocky Point Road

Klamath Falls, OR 97601

Escrow No. 01-134573

Title No. 93640

SPECIAL r.020212

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**SPECIAL WARRANTY DEED**

**Fannie Mae a/k/a Federal National Mortgage Association,**

Grantor(s) hereby conveys and specially warrants to

**Grant P. Crandall and Norvaleen I. Crandall, husband and wife, as tenants by the entirety,**

Grantee(s) and grantee's heirs, successors and assigns the following described real property free 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. 2007-012880, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The true and actual consideration for this conveyance is **\$132,000.00**.

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:

2012-2013 Real Property Taxes a lien not yet due and payable.

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.

47-1117

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.

Dated this 13<sup>th</sup> day of September 2012

Federal National Mortgage Association

BY: [Signature]  
Cara Richter, Associate Attorney, Shapiro and  
Sutherland, LLC, Attorney in Fact

State of Washington

County of Clark

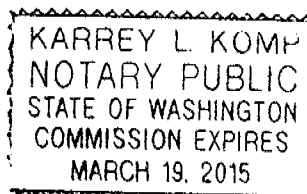
On this day personally appeared before me Cara Richter, Associate Attorney for Shapiro and Sutherland, LLC, as attorney in fact for Federal National Mortgage Association and that he executed the foregoing instrument by authority of and in behalf of said principal; and acknowledged said instruments to be the act and deed of said principal..

GIVEN under my hand official seal this 13<sup>th</sup> day of September, 2012.

Karrey L Komp  
Printed Name:

Notary Public in and for the State of  
Washington residing at Vancouver.

My appointment expires 3-19-2015



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

A parcel of land lying in Tract "A" of HARRIMAN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, in Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the point of intersection of the West line of Lot 8 of HARRIMAN PARK, Klamath County, Oregon with the Southerly line of the Westside Highway, also known as the Klamath Falls-Rocky Point Highway, a County Road formerly designated as State Highway 421; thence Southwesterly along the Southerly line of said Highway a distance of 200 feet; thence Southwesterly along a line parallel to the West line of said Lot 8 of HARRIMAN PARK a distance of 110.5 feet, more or less to a point; thence Northeasterly on a line parallel to said South line of said Westside Highway to the Southwest corner of said Lot 8 of HARRIMAN PARK; thence North along said West line of HARRIMAN PARK a distance of 110.5 feet, more or less to the point of beginning.