

151839496

After recording return to:  
Trudy Arneson  
Routh Crabtree Olsen, P.S.  
13555 SE 36<sup>th</sup> St., Suite 300  
Bellevue, WA 98006

2012-013787  
Klamath County, Oregon  
12/11/2012 01:39:36 PM  
Fee: \$42.00

Mail Tax Statements to:  
Federal National Mortgage Association  
3900 Wisconsin Avenue, NW  
Washington, D.C. 20016

8519.80041/Moore, James and Joyce

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**WARRANTY DEED  
(Deed in Lieu)**

Grantors, James Moore and Joyce Moore as tenants by the entirety, convey and specially warrant to Federal National Mortgage Association, Grantee, the following described real property free of encumbrances created or suffered by the Grantors except as specifically set forth herein:

LOT 17 IN BLOCK 4, TRACT 1000, SECOND ADDITION TO  
SUNSET VILLAGE, ACCORDING TO THE OFFICIAL PLAT  
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON.

Tax Parcel No. R563900

This property is free of liens and encumbrances, EXCEPT: subject to easements, conditions, reservations, covenants, agreements, restrictions, rights of way and declarations of record, if any.

The Grantee by accepting and recording this Deed does not intend a merger of its interest under that certain Deed of Trust dated October 26, 2007, recorded on October 31, 2007, under File No. 2007-018682, records of Klamath County with the fee title herein conveyed to take place, and it is the intention of the parties that the property above-described shall remain subject to the lien of said Deed of Trust, which lien shall remain a first lien upon the property.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

The true consideration for this conveyance is \$0.00 and other property or value was either part or the whole consideration.

CONTINUED ON FOLLOWING PAGE

James Moore  
James Moore

STATE OF Oregon )  
COUNTY OF Klamath ) ss.:

I certify that I know or have satisfactory evidence that James Moore is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 5 day of July, 2012.

Dona Jean Zahler  
Printed Name: Dona Jean Zahler  
Notary Public in and for the State of Oregon  
residing at Klamath Falls  
My commission expires: 11-30-2012

Joyce Moore  
Joyce Moore  
STATE OF Oregon )  
COUNTY OF Klamath ) ss.:

I certify that I know or have satisfactory evidence that Joyce Moore is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 5 day of July, 2012.

Dona Jean Zahler  
Printed Name: Dona Jean Zahler  
Notary Public in and for the State of Oregon  
residing at Klamath Falls  
My commission expires: 11-30-2012

**WARRANTY DEED**

James Moore and Joyce Moore as tenants by the entirety,  
Grantors  
to  
Federal National Mortgage Association, Grantee

