

2012-014445

Klamath County, Oregon

12/28/2012 02:47:43 PM

Fee: \$42.00

mtc 95711
RECORDING REQUESTED BY:
Ticor Title Company of Oregon
744 NE 7th St
Grants Pass, OR 97526

GRANTOR:
Federal National Mortgage Association
14221 Dallas Pkwy, Ste 100
Dallas, TX 75254

GRANTEE:
Osvaldo Gutierrez and Silvia Gutierrez, as
tenants by the entirety
3950 Homedale Rd, Sp 2
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:
Osvaldo Gutierrez and Silvia Gutierrez
4305 Sturdivant Avenue
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Osvaldo Gutierrez and Silvia Gutierrez
4305 Sturdivant Avenue
Klamath Falls, OR 97603

Escrow No: 470312025285-TTJA26
4305 Sturdivant 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 Osvaldo Gutierrez and Silvia Gutierrez, as tenants by the entirety 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. 2008-004813, except as specifically set forth below:

Lot 5, Block 1, TRACT NO. 1007, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is \$94,900.00.

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.

470312025285-TTJA26
Deed (Special Warranty – Statutory Form)

42 Amt

Dated December 21, 2012; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Federal National Mortgage Association

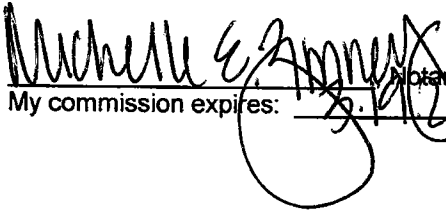
by: 

Joe Solseng of Robinson Tait, PS as Attorney
in Fact for Federal National Mortgage
Association.

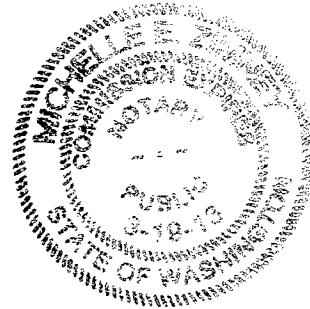
State of WASHINGTON

County of King

This instrument was acknowledged before me on December 21, 2012 by Joe Solseng of Robinson Tait, PS as Attorney in Fact for Federal National Mortgage Association.



Notary Public - State of Washington
My commission expires: 9-18-13



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(INDIVIDUAL or CORPORATION)

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