2013-002727

Klamath County, Oregon

03/13/2013 12:42:05 PM

Fee: \$52.00

COVER PAGE FOR OREGON DEEDS

Grantor: Federal National Mortgage Association

Grantor's Mailing Address: 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254

Grantee: Union Bank, National Association

Grantees Mailing Address: P.O. BOX 85643, San Diego, California 92186

Type of Document to be Recorded: QUITCLAIM DEED

Consideration: The true consideration for this conveyance is: TEN AND NO/100 DOLLARS

(\$10.00),

Prior Recorded Document Reference: Deed: Recorded October 9, 2012; Doc. No. 2012-

011178

Until a change is requested, all Tax Statements shall be sent to the following address:

Union Bank, National Association

P.O. BOX 85643

San Diego, California 92186

After Recording Return To:

Union Bank, National Association P.O. BOX 85643

San Diego, California 92186

Prepared By:

Leila H. Hansen, Esq. 9041 S. Pecos Road #3900 Henderson, NV 89074 WHEN RECORDED, RETURN TO:

FIRST AMERICAN MORTGAGE SERVICES 1100 SUPERIOR AVENUE, SUITE 200

CLEVELAND, OHIO 44114

ATTN: RECORDING COORDINATORS

OR

FIRST AMERICAN ELS QUIT CLAIM DEED

QUITCLAIM DEED

Order No. 7954630 Reference No. 4007565467

Federal National Mortgage Association, Grantor, releases and quitclaims to Union Bank, National Association, Grantee, all right title and interest in and to the following described real property, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Tax Account No.: R238923

Prior Recorded Document Reference: **Deed**: Recorded **October 9, 2012**; Doc. No. **2012-011178**

EXEMPT PER SECTION 309(C)(2) OF THE FEDERAL NATIONAL MORTGAGE ASSOCIATION CHARTER ACT, CODIFIED AT 12 U.S.C. SECTION 1723A(C)(2).

Subject To:

- 1. Taxes for the Current fiscal year, paid current
- 2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of Record, if any

The true consideration for this conveyance is: TEN AND NO/100 DOLLARS (\$10.00)

Dated this 5 day of 0 , $20\sqrt{3}$. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.
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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.
National Default Title Services, a Division of First American Title Insurance Company, Attorney in fact and/or agent for Federal National Mortgage Association
Printed Name & Title
STATE OF California ss COUNTY OF Soctua Ana Coronge
COUNTY OF Sonta Ana Oronge
This instrument was acknowledged before me on this 5 day of 6 , 20 , 13 ,
of National Default Title Services, a Division of First American Title Insurance Company, Attorney in fact and/or agent for Federal National Mortgage Association, a corporation organized and operating under the laws of the State of, on behalf of the corporation.
NOTARY STAMP/SEAL
MELISSA RAMIREZ COMM. #1994239 Notary Public - California Orange County My Comm. Expires Oct. 18, 2016 Before Me: NOTARY PUBLIC - STATE OF CALIFOXINIA My Commission Expires: 10 K 2010

EXHIBIT "A" LEGAL DESCRIPTION

LOT 42 IN BLOCK 22 OF TRACT NO. 1113-OREGON SHORES - UNIT 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. AS MORE FULLY DESCRIBED ON SAID DEED OF TRUST AND ALL RELATED LOAN DOCUMENTS