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2013-010195

Klamath County, Oregon

09/05/2013 03:42:05 PM

Fee: \$42.00

**WHEN RECORDED, RETURN TO
RCO Legal, P.C.**

**Attn: Michael Thornicroft
511 SW 10th Ave., Ste. 400
Portland, OR 97205
File No. 7870.50038**

Send Tax Statements To:
James B. Nutter & Company
4153 Broadway St.
Kansas City, Missouri 64111

SPECIAL WARRANTY DEED

James B. Nutter & Company, Grantor, whose address is 4153 Broadway St., Kansas City, MO 64111, conveys and specially warrants to Federal National Mortgage Association, Grantee, whose address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254, the real property described below, free of encumbrances created or suffered by the Grantor except as specifically set forth herein.

The true consideration for this conveyance is \$10.00.

Lot 6 in Block 60, Klamath Falls Forest Estates Highway 66 Unit, Plat Number 2, According to the Official Plat thereof on File in the Office of The County Clerk of Klamath County, Oregon.
Property Tax ID Number: R471395

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY

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OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 21st day of June, 2013.

By: Jane Mathews
Jane Mathews
Its: Vice-President
Dated: June 21st, 2013

STATE OF Missouri

) ss.

COUNTY OF Jackson

I certify that I know or have satisfactory evidence that Jane Mathews is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Vice-President of James B. Nutter & Company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

Witness my hand and official seal hereto affixed the day and year first above written.

JEAN T. KIENE
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: 9/16/2016
Commission # 12489080

Jan T. Kiene
Notary Public in and for the State of Missouri
residing at Jackson
My commission expires 9-16-2016