

98713

After recording return to:
Trudy Arneson
RCO Legal, P.S.
13555 SE 36th St., Suite 300
Bellevue, WA 98006

Mail Tax Statements to:
Federal National Mortgage Association
P.O. Box 650043
Dallas TX 75265

AMERITITLE

2013-011422

Klamath County, Oregon

10/08/2013 12:45:30 PM

Fee: \$52.00

7042.80866/Lerma, Alfonso and Laura

**WARRANTY DEED
(Deed in Lieu)**

Grantors, Alfonso A. Lerma and Laura A. Lerma, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Tax Parcel No. 3909-002B-04401-000

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 July 30, 2007, recorded on August 3, 2007, under File No. 2007-013765, 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

5200
amt

Alfonso A. Lerma
Alfonso A. Lerma

Laura A. Lerma
Laura A. Lerma

STATE OF _____)
) ss.:
COUNTY OF _____)

I certify that I know or have satisfactory evidence that Alfonso A. Lerma 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 _____ day of _____, 2013.

Printed Name: _____
Notary Public in and for the State of _____
residing at _____
My commission expires: _____

STATE OF _____)
) ss.:
COUNTY OF _____)

I certify that I know or have satisfactory evidence that Laura A. Lerma 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 _____ day of _____, 2013.

Printed Name: _____
Notary Public in and for the State of _____
residing at _____
My commission expires: _____

WARRANTY DEED

Alfonso A. Lerma and Laura A. Lerma, as tenants by the
entirety, Grantors
to
Federal National Mortgage Association, Grantee

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

On August 29, 201B, before me, Maureen K. Fink, Notary Public,
personally appeared, Alfonso A. Lerma and Laura A. Lerma,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are
subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same
in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

Witness my hand and official seal:

Maureen K. Fink
Signature, Notary Public



Place Notary Seal Above

EXHIBIT "A"
LEGAL DESCRIPTION

The North 50 feet of the Southerly 100 feet of Lot 7 in Block 8 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the East 5 feet thereof conveyed to Klamath County by instrument recorded July 22, 1965 in Volume M65, page 216, Microfilm Records of Klamath County, Oregon.