

AMERITITLE

98322

2014-001079

Klamath County, Oregon

02/06/2014 01:26:34 PM

Fee: \$52.00

RECORDING REQUESTED BY:

Ticor Title Company of Oregon
1555 E McAndrews Rd., Ste 100
Medford, OR 97504

GRANTOR:

Federal National Mortgage Association
Int'l Plaza II 14221 Dallas Pkwy, Ste 100
Dallas, TX 75254

GRANTEE:

Janelle Emard, an estate in fee simple
40770 Hwy 62
Chiloquin, OR 97624

SEND TAX STATEMENTS TO:

Janelle Emard
2560 Springwood Drive
Chiloquin, OR 97624

AFTER RECORDING RETURN TO:

Janelle Emard
2560 Springwood Drive
Chiloquin, OR 97624

Escrow No: 470313030294-TTJA37

2560 Springwood Drive
Chiloquin, OR 97624

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 Janelle Emard, an estate in fee simple 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. 2007-021178, except as specifically set forth below:

Lot 51 in Block 28 of TRACT 1113 - OREGON SHORES, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath Counth, Oregon.

The true consideration for this conveyance is \$55,000.00.

ENCUMBRANCES:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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.

470313030294-TTJA37

Deed (Special Warranty – Statutory Form)

52
Jmt.

Dated January 31, 2014; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Federal National Mortgage Association

by: 

MAYRA L. MURILLO
AUTHORIZED SIGNER

Federal National Mortgage Association
By: Pite Duncan, LLP, a California Limited
Liability Partnership as its attorney-in-fact.

State of CALIFORNIA

County of San Diego

This instrument was acknowledged before me on _____, 2014 by
_____ of Pite Duncan, LLP as Attorney in Fact for Federal National Mortgage
Association.

See attached

_____, Notary Public - State of California
My commission expires: _____

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(INDIVIDUAL or CORPORATION)

Lot 51 in Block 28 of TRACT 1113 - OREGON SHORES, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath Counth, Oregon.

ACKNOWLEDGMENT

State of California
County of San Diego

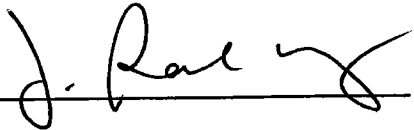
On January 31, 2014 before me, J. Raul Velazquez
(insert name and title of the officer)

personally appeared Mayra L. Murillo,
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.

Signature



(Seal)

