

MT099362

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

2014-001565
Klamath County, Oregon
02/24/2014 03:10:19 PM
Fee: \$67.00

Mail Tax Statements to:
Federal National Mortgage Association
14221 Dallas Parkway, Suite 1000
Dallas, TX 75254

7042.80941/Tanner, Lynn

WARRANTY DEED
(Deed in Lieu)

Grantor, Lynn Tanner, conveys and specially warrants to Federal National Mortgage Association, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

SEE THE ATTACHED EXHIBIT "A"

Tax Parcel No. 4010-03400-01700-000

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.

ws The Grantee by accepting and recording this Deed does not intend a merger of its interest under that certain Deed of Trust dated May 24, 2006, recorded on May 31, 2006, under File No. M106-10960, 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

\$67-

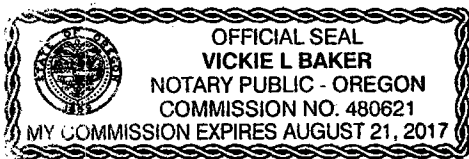
AMERITITLE, has recorded this
Instrument by request as an accomodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

Lynn Tanner
Lynn Tanner

STATE OF Oregon)
COUNTY OF Klamath) ss.:

I certify that I know or have satisfactory evidence that Lynn Tanner 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 2nd day of December, 2013.



Vickie L Baker
Printed Name: VICKIE L Baker
Notary Public in and for the State of Oregon
residing at Klamath Falls, OR
My commission expires: 8-21-2017

WARRANTY DEED

Lynn Tanner, Grantor
to
Federal National Mortgage Association, Grantee

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Beginning at the Southeast corner of the SW1/4 of the SW1/4 of Section 34, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence North 470 feet; thence West 470 feet; thence South 470 feet; thence East along the South line of the said SW1/4 of the SW1/4 to the point of beginning in Section 34, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed to the United States of America by Deed recorded May 13, 1909 in Volume 27, page 25, Deed Records of Klamath County, Oregon.

PARCEL 2

A tract of land situated in the SW1/4 of Section 34, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a point on the Northerly line of Anderson Road from which the Southwest corner of said Section 34 bears South 27° 26' 47" East 33.95 feet and North 89° 31' 44" West 1418.61 feet; thence North 27° 26' 47" West 170.07 feet; thence North 28° 45' 16" West 331.96 feet; to the North line of that tract of land described in deed Volume M99, page 49105, Microfilm Records of Klamath County, Oregon; thence North 89° 31' 44" West along said North line 76.03 feet; thence along the arc of a curve to the left. (Radius point bears North 63° 54' 21" East 361.48 feet and central angle equals 03° 01' 20") 19.07 feet; thence South 29° 07' 00" East 486.62 feet to a point on the Northerly line of said Anderson Road; thence South 89° 31' 44" East 68.50 feet to the point of beginning.

After recording return to:
Ed Febus
RCO Legal, PS
13555 SE 36th St., Suite 300
Bellevue, WA 98006

7042.80941/Tanner, Lynn

ESTOPPEL AFFIDAVIT

Lynn Tanner, (the "Affiant") being first duly sworn, deposes and states:

That the Affiant is the individual who made, executed, and delivered that certain Warranty Deed (Deed in Lieu) to Federal National Mortgage Association, conveying the following described property ("Property") in Klamath County, Oregon.

SEE THE ATTACHED EXHIBIT "A"

Tax Parcel No. 4010-03400-01700-000

Commonly known as 12595 Anderson Road, Klamath Falls, Oregon
97603

That the aforesaid Warranty Deed is intended to be and is an absolute conveyance of the title to the Property to the Grantee named therein, and was not and is now not intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of Affiant as Grantor of the Warranty Deed to convey, and by the Warranty Deed the Affiant did convey, to the Grantee therein all right, title, and interest absolutely in and to the Property; and that possession of the Property has been surrendered to the Grantee;

That in the execution and delivery of the Warranty Deed, Affiant as Grantor was not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and was not acting under coercion or duress;

That the Warranty Deed shall not cause a merger of the Affiant's interest under the Warranty Deed with the Beneficiary's interest under the Deed of Trust encumbering the Property and granted by Affiant herein, to AmeriTitle, an Oregon Corporation as Trustee, and to Mortgage Electronic Registration Systems, Inc. as Beneficiary, dated May 24, 2006, and recorded on May 31, 2006, under File No. M106-10960, in the Official Records of Klamath County, State of Oregon (the "Deed of Trust") and assigned to Green Tree Servicing LLC by way of Assignment of Deed of Trust recorded on May 13, 2013 under File No. 2013-005101, described herein, or the related documents. The interest transferred by the Warranty Deed is intended to be a separate interest from the beneficial interest or lender's interest under the Deed of Trust.

The Warranty Deed was not, and is not given as a preference against any other creditors of the Affiant herein; there is no other person or persons, firms or corporations, other than the Affiants therein named interested, either directly or indirectly in said Property; that Grantor is solvent and has no other creditors whose rights would be prejudiced by such conveyance and that Grantor is not obligated upon any bond or other deed of trust whereby any lien has been created or exists against the Property described in said Warranty Deed.

Consideration for the Warranty Deed is payment to Affiant of the sum of \$0.00 by Grantee, and a covenant not to sue to enforce the promissory note dated May 24, 2006, in the amount of \$75,000.00, or to foreclose the Deed of Trust encumbering the Property; that at the time of making the Warranty Deed, Affiant believed and now believes that this consideration represents the fair value of the Property so deeded.

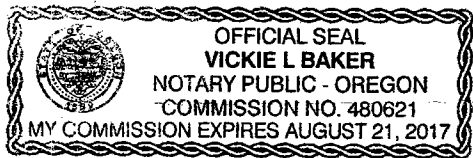
This affidavit is made for the protection and benefit of the Grantee of said Warranty Deed and the Title Company, which is about to insure the title to the Property in reliance thereon, and any other title company that may hereafter insure the title to the Property; That Affiant will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or that may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

Lynn Tanner
Lynn Tanner

STATE OF Oregon)
COUNTY OF Klamath) ss.:

I certify that I know or have satisfactory evidence that Lynn Tanner 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 2nd day of December, 2013.



Vickie L Baker
Printed Name: Vickie L Baker
Notary Public in and for the State of Oregon
residing at Klamath Falls Or
My commission expires: 8-21-2017

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ESTOPPEL AFFIDAVIT

Lynn Tanner, Grantor
to
Federal National Mortgage Association, Grantee

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