

1st 2205/46

After recording return to:  
Edwin Febus  
RCO Legal, P.S.  
13555 SE 36<sup>th</sup> St., Suite 300  
Bellevue, WA 98006

2014-001643  
Klamath County, Oregon  
02/25/2014 01:42:19 PM  
Fee: \$47.00

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

7827.80150/Burkhart, Carl R.

**WARRANTY DEED**  
**(Deed in Lieu)**

Grantor, OneWest Bank, FSB, 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:

Tract 2 of Imperial Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT that portion of land described as follows: Beginning at a corner common to Tracts 1 and 2 on the Westerly boundary of the secondary highway; thence in a Southerly direction 11 feet; thence in a Westerly direction 128 feet to a point on the line between Tracts 1 and 2; thence Easterly along the line between Tracts 1 and 2; thence Easterly along the line between Tracts 1 and 2 to the point of beginning.

Tax Parcel No. R579840

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 June 25, 2008, recorded on July 1, 2008, under File No. 2008-009602, 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.

1st 47-

OneWest Bank, FSB


By:   
Name: William Sheridan  
Title: Assistant Secretary

STATE OF Texas )  
COUNTY OF Travis ) ss.:

I certify that I know or have satisfactory evidence that William Sheridan 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 Assistant Secretary of OneWest Bank, FSB to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

DATED this 1 day of FEB 14 2014, 2014.



  
Printed Name: Lisa Rea Harkness  
Notary Public in and for the State of Texas  
residing at Bastrop  
My commission expires: 4/10/15

**WARRANTY DEED**

OneWest Bank, FSB, Grantor  
to  
Federal National Mortgage Association, Grantee