

THIS SPACE RESERVED FOR RECORD



After recording return to:

David Noonan

3927 Homedale Road

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

David Noonan

3927 Homedale Road

Klamath Falls, OR 97603

Escrow No. 01-140905

Title No. 99447

SPECIAL r.020212

SPECIAL WARRANTY DEED

Fannie Mae a/k/a Federal National Mortgage Association,

Grantor(s) hereby conveys and specially warrants to

David Noonan,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$94,000.00**.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

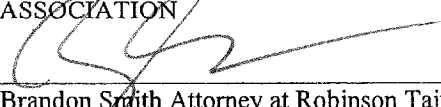
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

AmeriTitle 99447/01-140905

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.

Dated this 21 day of FEBRUARY, 2014.

FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION



Brandon Smith Attorney at Robinson Tait, P.S.
Attorney in Fact for Fannie Mae a/k/a Federal National
Mortgage Association

State of Washington

County of King

On this day personally appeared before me Kingston David Bowen, Brandon Smith of Robinson Tait, P.S., as attorney in fact for Federal National Mortgage Association and that he executed the foregoing instrument by authority of and in behalf of said principal; and acknowledged said instruments to be the act and deed of said principal..

GIVEN under my hand official seal this 21 day of February, 2014.


Printed Name: Kingston David Bowen
Notary Public in and for the State of
Washington residing at Seattle.

My appointment expires 11/9/2017

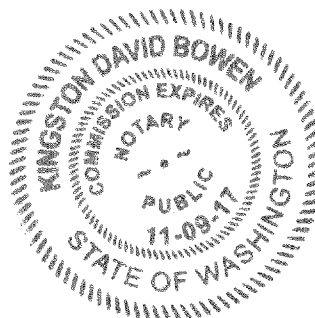


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the N1/2 NE1/4 SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the West line of the N1/2 NE1/4 SE1/4 of said Section 11, said point being North 00° 26' 00" West a distance of 146.00 feet from the Southwest corner of the N1/2 NE1/4 SE1/4 of said Section 11; thence North 00° 26' 00" West along the West line of the N1/2 NE1/4 SE1/4 of said Section 11 a distance of 114.00 feet; thence South 89° 41' 00" East parallel with the South line of the N1/2 NE1/4 SE1/4 of said Section 11 a distance of 30.00 feet to a 5/8 inch iron pin on the Easterly right of way line of Homedale Road; thence continuing South 89° 41' 00" East a distance of 102.00 feet to a 5/8 inch iron pin; thence South 00° 26' 00" East parallel with the West line of the N1/2 NE1/4 SE1/4 of said Section 11, a distance of 114.00 feet to a 5/8 inch iron pin; thence North 89° 41' 00" West parallel with the South line of the N1/2 NE1/4 SE1/4 of said Section 11 a distance of 102.00 feet to a 5/8 inch iron pin on the Easterly boundary of Homedale Road; thence continuing North 89° 41' 00" West a distance of 30.00 feet to the point of beginning.

EXCEPTING THEREFROM that portion thereof in Homedale Road.