

MT009441

After recording return to and send all
tax statements to the following address:

Forest E Allphin
115 Pinney St
Crescent, OR 97733

2014-002362

Klamath County, Oregon

03/20/2014 10:12:55 AM

Fee: \$47.00

**STATUTORY
BARGAIN AND SALE DEED**

Fannie Mae AKA Federal National Mortgage Association, Grantor, as to a fee simple interest, conveys to Forest E Allphin, Grantee(s), the following described real property:

A portion of Lot 1, Block 1, PINNEY'S ACRES, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 1; thence North 40 degrees 38' 35" East, 311.99 feet to a 5/8 inch iron rod; thence South 89 degrees 21' 15" East, 107.50 feet to a 5/8 inch iron rod; thence South 00 degrees 38' 45" West, 288.78 feet to an iron rod on the South line of said Lot 1; thence North 89 degrees 17' 00" West, along the South line of said lot, 308.03 feet to the point of beginning.

TOGETHER WITH access easement as contained in Warranty Deed, dated January 6, 1981, recorded January 12, 1981, in Volume M81page476, Deed Records of Klamath County, Oregon, as follows:

A 30 foot wide strip of land for access lying adjacent to and easterly from the West line of the above described parcel bound on the North and South by the respective North and South property lines of said parcel.

R150614

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 and actual consideration for this conveyance is \$144,000.00 (See ORS 93.030).

H. A. T. M. C.

DATED: 3/17/14

Fannie Mae AKA Federal National Mortgage Association

By:

On behalf of RCO its Attorney in Fact

FNMA by
Fred Herts
For RCO as
AIF

STATE OF: Washington }
COUNTY OF: King } SS:

I certify that I know or have satisfactory evidence that SP/ Fred Herts is the person who signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it on behalf of Routh Crabtree Olsen, P.S., as the Attorney in Fact of Fannie Mae AKA Federal National Mortgage Association to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated:

3/17/14


Notary Public in and for the state of: Washington

Residing at: Lake Stevens

My Appointment Expires: 10/19/2017

