

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

Kerry Allen Johnson

12595 Anderson Rd

Klamath Falls, OR 97603

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

Kerry Allen Johnson

12595 Anderson Rd

Klamath Falls, OR 97603

Escrow No. 01-141649

Title No. 100250

SPECIAL r.020212

---

**SPECIAL WARRANTY DEED**

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

Grantor(s) hereby conveys and specially warrants to

**Kerry Allen Johnson and Betty Jean Johnson, husband and wife, as tenants by the entirety,**

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 **\$60,000.00**.

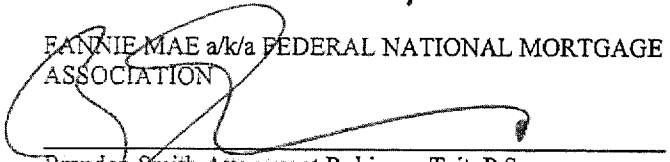
Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

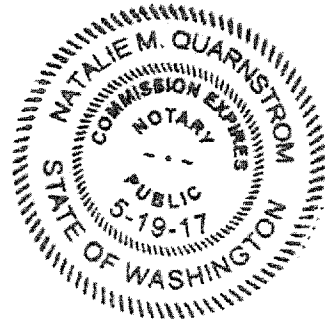
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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 29 day of May, 2014.

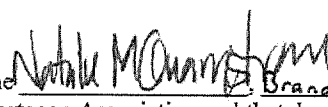
FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE  
ASSOCIATION

  
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  Natalie M. Quarnstrom, Brandon Smith of Robinson Tait, P.S., as attorney in fact for Fannie Mae a/k/a 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 29 day of May, 2014.

  
Printed Name:

Notary Public in and for the State of  
Washington residing at Seattle

My appointment expires 5/19/17

**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.