

AMERITITLE
100445

2014-006737
Klamath County, Oregon
06/24/2014 02:20:10 PM
Fee: \$52.00

RECORDING REQUESTED BY:
Ticor Title Company of Oregon
1555 E McAndrews Rd., Ste 100
Medford, OR 97504

GRANTOR:
Fannie Mae a/k/a Federal National Mortgage
Association
PO Box 650043
Dallas, TX 75265-0043

GRANTEE:
Mitchell D. Johnson
P O Box 459
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:
Mitchell D. Johnson
324 N 6th Street
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
Mitchell D. Johnson
324 N 6th Street
Klamath Falls, OR 97601

Escrow No: 470314033938-TTJA37
324 N 6th Street
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Fannie Mae a/k/a Federal National Mortgage Association Grantor, conveys and specially warrants to Mitchell D. Johnson Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in Klamath County, Instrument No.M06 Pg 11299, except as specifically set forth below:

Beginning at a point on the West line of Sixth Street, 110 feet Northwest from the Southeasterly corner of Block 51 of FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon; thence Northwest on said West line 50 feet; thence Southwest and parallel with High Street 71 feet; thence Southeast parallel with Sixth Street 50 feet; thence Northeast parallel with High Street 71 feet to the place of beginning.

The true consideration for this conveyance is \$44,900.00.

ENCUMBRANCES:
Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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,

470314033938-TTJA37
Deed (Special Warranty – Statutory Form)

58.

SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated June 19, 2014; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Fannie Mae a/k/a Federal National Mortgage Association
by: MAYRA L. MURILLO AUTHORIZED SIGNER
of Pite Duncan, LLP a California Limited Liability Partnership as Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association.

State of CALIFORNIA
County of San Diego

This instrument was acknowledged before me on June 19, 2014 by _____ of Pite Duncan, LLP a California Limited Liability Partnership as Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association.

Please See Attached

_____, Notary Public - State of California
My commission expires: _____

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(INDIVIDUAL or CORPORATION)

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

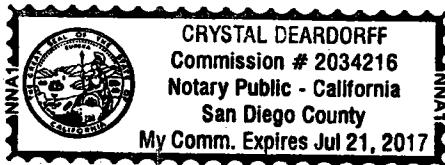
State of California

County of San Diego

On June 19, 2014 before me, Crystal Deardorff, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Mayra L. Murillo

Name(s) of Signer(s)



Place Notary Seal Above

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

- | | |
|--|--|
| <input type="checkbox"/> Corporate Officer — Title(s): _____ | <input type="checkbox"/> Corporate Officer — Title(s): _____ |
| <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General | <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General |
| <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact | <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact |
| <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator | <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

Signer Is Representing: _____ Signer Is Representing: _____